



AGENDA
Greer Planning Commission

December 15, 2025
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Call to Order

Minutes

- i. November 2025 Planning Commission Meeting Minutes

Public Forum

New Business

- i. PP 25-12 - Blue Ridge Commons (Blue Ridge Plantation Zone 4)
- ii. RZ 25-12 - Carey Avenue
- iii. 2026 Planning Commission Meeting Calendar

Other Business

- i. Staff Updates

Adjournment

Notice under Language Access

Persons requiring language assistance to effectively participate in this event may contact the Planning and Development Department at 864.801.2009, or by email at planning@cityofgreersc.gov, to request interpretation and/or translation services as soon as possible, but no later than three business days before the event or deadline date. Additional information on language access and meaningful access to government services may be found under Title VI of the Civil Rights Act.

Aviso sobre Acceso al Idioma

Las personas que necesiten asistencia con el idioma para participar eficazmente en este evento pueden comunicarse con el Departamento de Planificación y Desarrollo al 864.801.2009 o por correo electrónico a planning@cityofgreersc.gov para solicitar servicios de interpretación o traducción lo antes posible, a más tardar tres días hábiles

antes del evento o de la fecha límite. Puede encontrar información adicional sobre acceso al idioma y acceso significativo a los servicios gubernamentales en el Título VI de la Ley de Derechos Civiles.

Notice Under the Americans with Disabilities Act

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.

Aviso según la Ley de Estadounidenses con Discapacidades

Cualquier persona que requiera ayuda o servicio auxiliar para una comunicación efectiva o una modificación de políticas o procedimientos para participar en un programa, servicio, actividad o reunión pública de la Ciudad de Greer debe comunicarse con Keith Choate, Coordinador de ADA al (864) 848-5386 lo antes posible, pero no más tarde de 48 horas antes del evento programado.



AGENDA
Greer Planning Commission

November 17, 2025
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

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

Members Absent:

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

Call to Order

Mr. Jones called the meeting to order at 6:30pm and read the opening remarks to begin the meeting.

Minutes

- i. Approval of the October 2025 Meeting Minutes

ACTION – *Mr. Lavender made a motion to approve the minutes of the October 2025 Planning Commission meeting. Ms. Jones seconded the motion. The motion passed with a vote of 5-0, with Mr. Booker and Mr. Jones abstaining.*

Public Hearing

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

- i. AN 25-07: Wade Hampton Auto Repair — Annex and apply an initial zoning of CC
A request to annex and zone two parcels located at 1455 W. Wade Hampton Blvd. to Commercial Corridor (CC) to allow the construction of an automotive service center.

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

Ms. Stahl gave the basic information of the request.

Mr. Jones called the applicant forward. Garret Settles came forward and explained that the request was to annex and zone to commercial corridor with the intent to build an auto repair shop on the property. He explained that the site had existing stormwater facilities and that the project would actually decrease the amount of impervious area on the parcel.

Mr. Jones asked if there were anyone else to speak in the public hearing for AN 25-07. Hearing none, he closed the public hearing for AN 25-07.

- ii. AN 25-08 & AN 25-09: 3019, 3021, 2035 & 3085 SC-14
A request to annex and apply an initial zoning three parcels located on SC-14 to Commercial Corridor (CC) to allow the construction of a Car Club.

Mr. Jones opened the public hearing for AN 25-08 & AN 25-09.

Ms. Stahl gave the basic information of the request, explaining that these two annexations involved three parcels, all of which were intended to be used for the same project.

Mr. Jones called the applicant forward. Ben Bauer came forward and explained that the plan was to use these parcels to build a high-end car club and storage facility.

Mr. Jones asked if there were anyone else to speak on the matter. Hearing none, he closed the public hearing for AN 25-07 & AN 25-08.

New Business

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

- i. AN 25-07: Wade Hampton Auto Repair — Annex and apply an initial zoning of CC
A request to annex and zone two parcels located at 1455 W. Wade Hampton Blvd. to Commercial Corridor (CC) to allow the construction of an automotive service center.

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

Ms. Stahl presented staff's analysis and recommendation of approval, citing consistence with surrounding zoning and the future land use map.

Mr. Jones asked if any of the Commission members had any questions, comments, or concerns. None did.

ACTION – *Mr. Thoma made a motion to recommend approval of AN 25-07. Mr. Lamb seconded the motion. The motion passed with a vote of 7-0.*

- ii. AN 25-08 & AN 25-09: 3019, 3021, 2035 & 3085 SC-14
A request to annex and apply an initial zoning three parcels located on SC-14 to Commercial Corridor (CC) to allow the construction of a Car Club.

Mr. Jones opened the new business meeting for AN 25-08 & AN 25-09.

Ms. Stahl presented staff's analysis and recommendation of approval, citing consistence with surrounding uses and the future land use map.

Mr. Lamb said that there was a lot of commercial uses in the area already.

Mr. Thoma asked whether the parcel to the north of the three involved in this request was also involved in this project, stating that some work had already been done there. Mr. Bauer came forward and said that it was not part of the project.

ACTION – *Mr. Lamb made a motion to recommend approval of AN 25-08 & AN 25-09. Mr. Lavender seconded the motion. The motion passed with a vote of 7-0.*

Other Business

- i. Planning Division Staff Updates

Mr. Jones asked if staff had any updates for the Commission.

Ms. Stahl congratulated Mr. Lamb for his recent election to City Council.

Ms. Stahl reminded the Commission that Ms. Kaade recently sent out links for training opportunities, saying that if the commissioners wanted access to a wider array of training opportunities, they'd need to make an appointment to come in and use staff resources.

Ms. Stahl asked for feedback on the new agenda management system, CivicPlus. Various members of the Commission said that they liked it a lot and that it was a lot better than the old system, Novus Agenda. Ms. Jones asked if it were possible to make the fonts larger in the system so that the agenda & agenda packet are easier to read.

Ms. Jones also asked whether staff could start including the names of nearby businesses in the presentation maps and exhibits so that it was easier to know where each parcel was in relation to those landmarks. Various members of the Commission agreed that this would be helpful, and Ms. Stahl said that staff would look into it.

Ms. Stahl ended by giving the members of the Planning Commission a heads-up that staff had made the 2026 meeting calendar and that there were a couple of irregular dates on it. She said that staff would let them know those dates beforehand so that they could plan around them.

Adjournment

Mr. Lavender made a motion to adjourn the meeting. The meeting adjourned at 6:43pm.

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Preliminary Plat

Case Number: PP 25-12

Applicant: Site Design, Inc.

Address: Ridge Crossing Dr

Parcel ID Number: 0633010101604

Existing Zoning: Planned Development (PD)

Request: Preliminary Plat Approval

Subdivision Name: Blue Ridge Commons (Blue Ridge Plantation Zone 4)

Housing Type: Single-family detached

Lots: 76



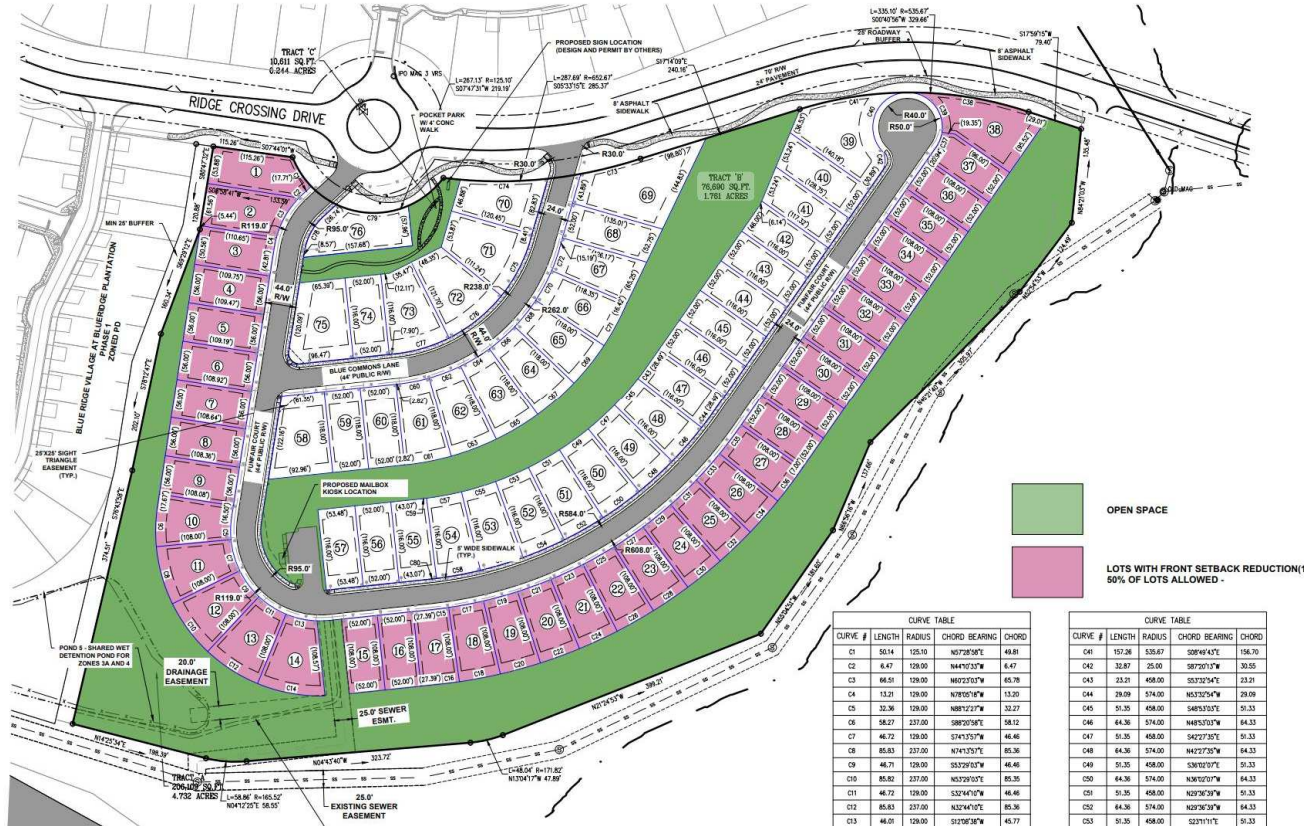
PP 25-12

Aerial Map



PP 25-12

Preliminary Plat



CURVE TABLE					CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	56.14	125.10	N072°58'E	49.81	C41	157.26	535.67	S08°41'E	156.70
C2	6.47	126.00	N44°13'30"W	4.47	C42	52.87	25.50	S87°30'15"W	30.50
C3	16.51	126.00	N40°22'00"W	15.78	C43	23.21	488.00	S33°22'15"W	23.21
C4	32.31	126.00	N35°50'00"W	33.20	C44	29.09	574.00	N53°20'00"W	28.08
C5	32.36	126.00	N31°17'30"W	32.27	C45	51.35	458.00	S48°53'00"E	51.35
C6	58.27	237.00	S88°50'36"E	58.12	C46	64.36	574.00	N48°53'00"W	64.33
C7	46.72	126.00	N74°13'30"W	46.46	C47	51.35	458.00	S42°27'30"E	51.33
C8	85.83	237.00	N74°13'30"E	85.36	C48	64.36	574.00	N42°27'30"W	64.33
C9	46.71	126.00	S53°29'00"W	46.46	C49	51.35	458.00	S38°02'00"E	51.33
C10	85.80	237.00	S53°29'00"E	85.36	C50	64.36	574.00	N38°02'00"W	64.33
C11	46.72	126.00	S33°41'00"W	46.46	C51	51.35	458.00	S27°30'30"W	51.33
C12	85.83	237.00	N23°41'00"E	85.36	C52	64.36	574.00	N27°30'30"W	64.33
C13	46.01	126.00	S13°06'30"W	45.77	C53	51.35	458.00	S21°11'00"E	51.33

SITE DATA

SITE ADDRESS	RIDGE CROSSING DR GREER, SC 29687
TAX MAP NUMBER	0633010101604
DEVELOPER	ECS DEVELOPMENT, LLC CONTACT: PAUL AHO 1479 MT LEBANON RD CAMPOBELLO, SC 29322 864-313-7809 PAUL@ENCHANTEDCONSTRUCTION.COM
OWNER	ECS DEVELOPMENT, LLC 1479 MT LEBANON RD CAMPOBELLO, SC 29322
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 CONTACT: 864-271-0496 EMAIL
ZONING	PD
PROPOSED USE	SINGLE FAMILY DETACHED
PROPOSED LOTS	76 LOTS
PARCEL AREA	21 ACRES
SETBACKS	FRONT: 20' (SHADED LOTS ARE 12.5') SIDES: 5' REAR: 15'

OPEN SPACE DEVELOPMENT NOTES

GROSS ACRES	21 ACRES
ZONING/PERMITTED DENSITY	3.65 UNITS PER ACRE
NUMBER OF LOTS/DWELLING UNITS ALLOWED	76 LOTS (3.65 UNITS PER ACRE)
NUMBER OF LOTS/DWELLING UNITS PROPOSED	76 LOTS (3.65 UNITS PER ACRE)
OPEN SPACE REQUIRED (20% OF TOTAL AREA)	REQUIRED - 4.2 ACRES
OPEN SPACE PROVIDED (DEVELOPABLE LAND- 50% MIN)	6.73 ACRES

UTILITY PROVIDERS

SANITARY SEWER	GREER CPW
WATER	BLUE RIDGE RURAL WATER

Staff Recommendation: Approval

**Staff Report to the City of Greer Planning Commission
Monday, December 15, 2025**

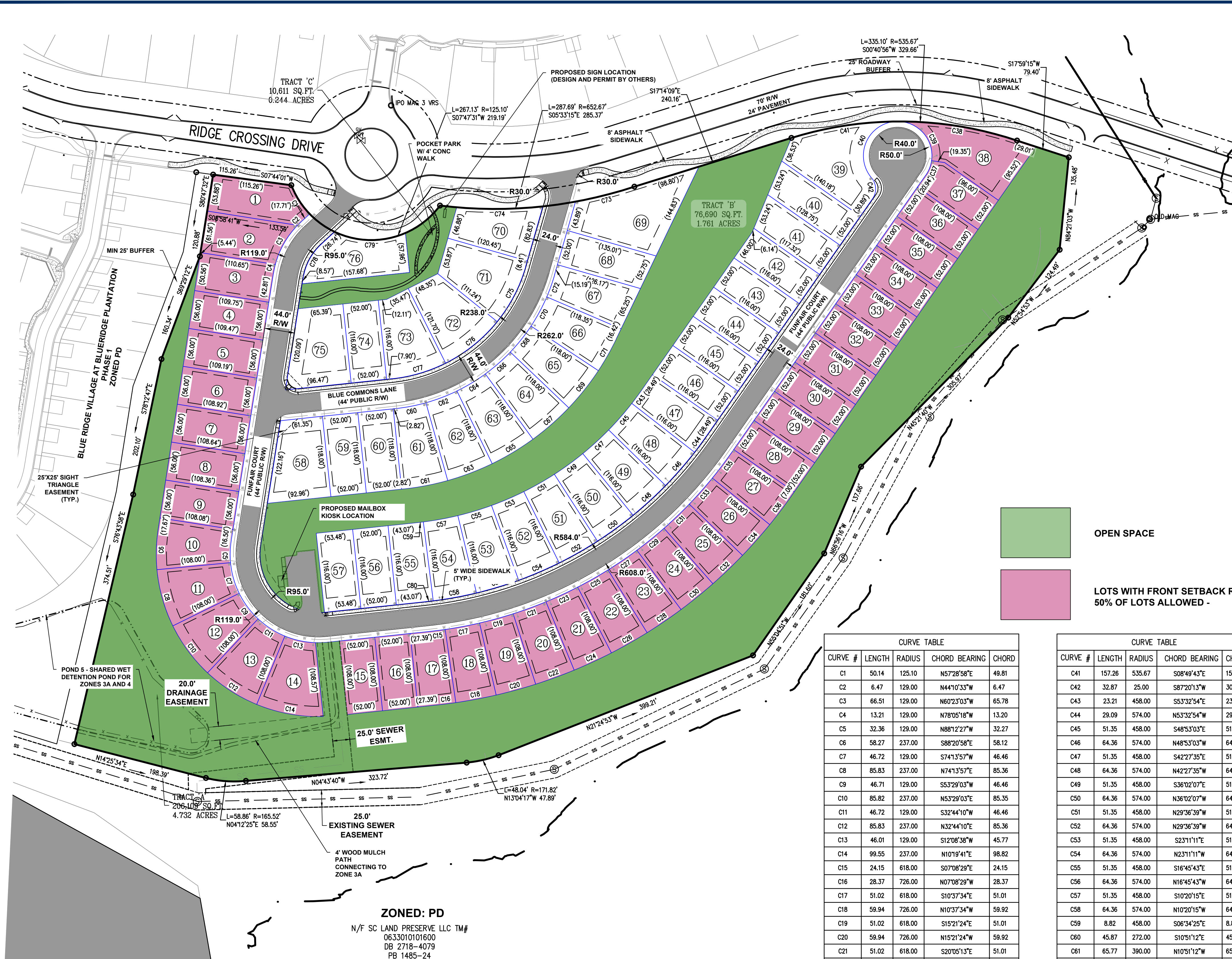
Case Number: PP 25-12
Property Location: Ridge Crossing Dr
Tax Map Number: 0633010101604
Existing Zoning: Planned Development (PD)
Request: Preliminary Plat Approval – Blue Ridge Commons
(Blue Ridge Plantation Zone 4)

Analysis: **PP 25-12**

PP 25-12 is a request to approve the Preliminary Plat for a development on Ridge Crossing Drive consisting of 76 single-family detached lots.

In accordance with the guidelines set forth in the Unified Development Ordinance and the Blue Ridge Plantation Statement of Intent, staff supports the request. All comments from other agencies and departments in the City of Greer must also be met prior to site development plan approval.

Staff Recommendation: Approval

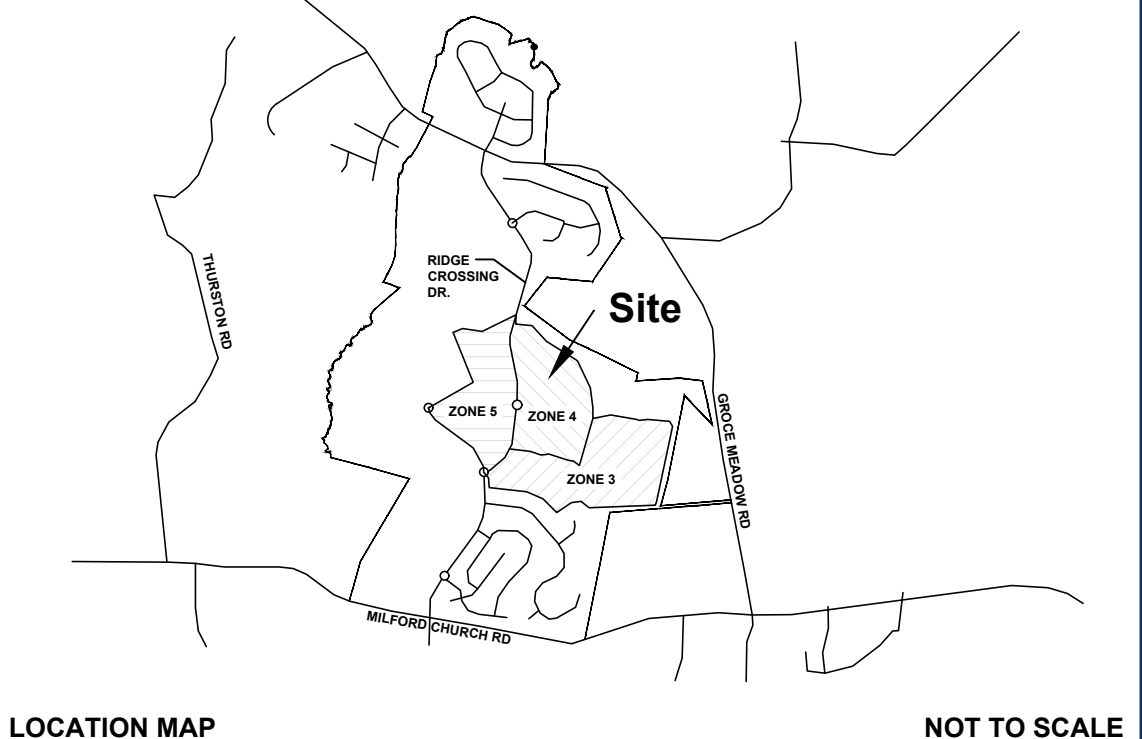


PARCEL #	SQ.FT.	ACRES
1	7,377	0.169
2	7,330	0.168
3	6,157	0.141
4	6,138	0.141
5	6,123	0.141
6	6,107	0.140
7	6,092	0.140
8	6,076	0.139
9	6,061	0.139
10	6,740	0.155
11	7,157	0.164
12	7,157	0.164
13	7,157	0.164
14	7,861	0.180
15	5,616	0.129
16	5,616	0.129
17	5,794	0.133
18	5,992	0.138
19	5,992	0.138
20	5,992	0.138
21	5,992	0.138
22	5,992	0.138
23	5,992	0.138
24	5,992	0.138
25	5,992	0.138
26	5,992	0.138
27	6,031	0.138
28	5,616	0.129
29	5,616	0.129
30	5,616	0.129
31	5,616	0.129
32	5,616	0.129
33	5,616	0.129
34	5,616	0.129
35	5,616	0.129
36	5,616	0.129
37	5,626	0.129
38	10,219	0.235

PARCEL #	SQ.FT.	ACRES
39	11,290	0.259
40	6,992	0.161
41	6,398	0.147
42	6,036	0.139
43	6,032	0.138
44	6,032	0.138
45	6,032	0.138
46	6,032	0.138
47	6,338	0.146
48	6,712	0.154
49	6,712	0.154
50	6,712	0.154
51	6,712	0.154
52	6,712	0.154
53	6,712	0.154
54	6,712	0.154
55	6,148	0.141
56	6,032	0.138
57	6,204	0.142
58	9,104	0.209
59	6,136	0.141
60	6,136	0.141
61	6,920	0.159
62	6,965	0.160
63	6,965	0.160
64	6,965	0.160
65	6,965	0.160
66	6,967	0.160
67	6,947	0.159
68	6,791	0.156
69	12,819	0.294
70	7,558	0.174
71	8,963	0.206
72	8,528	0.196
73	8,142	0.187
74	6,032	0.138
75	9,388	0.216
76	8,317	0.191

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	50.14	125.10	N57°28'58"E	49.81
C2	6.47	129.00	N44°10'33"W	6.47
C3	66.51	129.00	N60°23'03"W	65.78
C4	13.21	129.00	N78°05'18"W	13.20
C5	32.36	129.00	N88°12'27"W	32.27
C6	58.27	237.00	S88°20'56"E	58.12
C7	46.72	129.00	S74°13'57"W	46.46
C8	85.83	237.00	N74°13'57"E	85.36
C9	46.71	129.00	S53°29'03"W	46.46
C10	85.82	237.00	N53°29'03"E	85.35
C11	46.72	129.00	S32°44'10"W	46.46
C12	85.83	237.00	N32°44'10"E	85.36
C13	46.01	129.00	S12°08'38"W	45.77
C14	99.55	237.00	N10°19'41"E	98.82
C15	24.15	618.00	S07°08'29"E	24.15
C16	28.37	726.00	N07°08'29"W	28.37
C17	51.02	618.00	S10°37'34"E	51.01
C18	59.94	726.00	N10°37'34"W	59.92
C19	51.02	618.00	S15°21'24"E	51.01
C20	59.94	726.00	N15°21'24"W	59.92
C21	51.02	618.00	S20°05'13"E	51.01
C22	59.94	726.00	N20°05'13"W	59.92
C23	51.02	618.00	S24°49'03"E	51.01
C24	59.94	726.00	N24°49'03"W	59.92
C25	51.02	618.00	S29°32'53"E	51.01
C26	59.94	726.00	N29°32'53"W	59.92
C27	51.02	618.00	S34°16'43"E	51.01
C28	59.94	726.00	N34°16'43"W	59.92
C29	51.02	618.00	S39°00'33"E	51.01
C30	59.94	726.00	N39°00'33"W	59.92
C31	51.02	618.00	S43°44'23"E	51.01
C32	59.94	726.00	N43°44'23"W	59.92
C33	51.02	618.00	S48°28'13"E	51.01
C34	59.94	726.00	N48°28'13"W	59.92
C35	44.92	618.00	S52°50'04"E	44.91
C36	52.77	726.00	N52°50'04"W	52.76
C37	23.22	50.00	S68°18'21"E	23.01
C38	177.84	535.67	S09°05'34"W	177.02
C39	86.22	50.00	N48°59'08"E	75.93
C40	113.37	50.00	N65°22'19"W	90.60

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C41	157.26	535.67	S08°49'43"E	156.70
C42	32.87	25.00	S87°20'13"W	30.55
C43	23.21	458.00	S53°32'54"E	23.21
C44	29.09	574.00	N53°32'54"W	29.09
C45	51.35	458.00	S48°53'03"E	51.33
C46	64.36	574.00	N48°53'03"W	64.33
C47	51.35	458.00	S42°27'35"E	51.33
C48	64.36	574.00	N42°27'35"W	64.33
C49	51.35	458.00	S36°02'07"E	51.33
C50	64.36	574.00	N36°02'07"W	64.33
C51	51.35	458.00	N29°36'39"W	51.33
C52	64.36	574.00	N29°36'39"W	64.33
C53	51.35	458.00	S23°11'11"E	51.33
C54	64.36	574.00	N23°11'11"W	64.33
C55	51.35	458.00	S16°45'43"E	51.33
C56	64.36	574.00	N16°45'43"W	64.33
C57	51.35	458.00	S10°20'15"E	51.33
C58	64.36	574.00	N10°20'15"W	64.33
C59	8.82	458.00	S06°34'25"E	8.82
C60	45.87	272.00	S10°51'12"E	45.82
C61	65.77	390.00	N10°51'12"W	65.70
C62	48.50	272.00	S20°47'36"E	48.44
C63	69.54	390.00	N20°47'36"W	69.45
C64	48.50	272.00	S31°00'37"E	48.44
C65	69.54	390.00	N31°00'37"W	69.45
C66	48.50	272.00	S41°13'38"E	48.44
C67	69.54	390.00	N41°13'38"W	69.45
C68	48.50	272.00	S51°26'39"E	48.44
C69	69.54	390.00	N51°26'39"W	69.45
C70	48.50	272.00	S61°39'39"E	48.44
C71	53.13	390.00	N60°27'19"W	53.09
C72	34.33	272.00	S70°23'08"E	34.31
C73	88.81	652.67	S14°17'02"E	88.74
C74	125.90	652.67	S00°37'18"E	125.71
C75	91.18	228.00	N62°32'42"W	90.57
C76	97.35	228.00	N38°51'24"W	96.61
C77	81.99	228.00	N16°19'24"W	81.55
C78	56.80	85.00	S61°52'48"E	55.74
C79	106.69	125.10	S00°52'58"W	103.49
C80	11.05	574.00	N06°34'25"W	11.05



SITE DATA

SITE ADDRESS RIDGE CROSSING DR
GREER, SC 29687

TAX MAP NUMBER 0633010101604

DEVELOPER ECS DEVELOPMENT, LLC
CONTACT: PAUL AHO
1479 MT LEBANON RD
CAMPOBELLO, SC 29322
864-313-7809
PAUL@ENCHANTEDCONSTRUCTION.COM

OWNER ECS DEVELOPMENT, LLC
1479 MT LEBANON RD
CAMPOBELLO, SC 29322

CIVIL ENGINEER SITE DESIGN, INC.
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615
CONTACT
864-271-0496
EMAIL

ZONING PD

PROPOSED USE SINGLE FAMILY DETACHED

PROPOSED LOTS 76 LOTS

PARCEL AREA 21 ACRES

SETBACKS FRONT: 20'
(SHADED LOTS ARE 12.5')
SIDES: 5'
REAR: 15'

OPEN SPACE DEVELOPMENT NOTES

GROSS ACRES 21 ACRES

ZONING/PERMITTED DENSITY 3.65 UNITS PER ACRE

NUMBER OF LOTS/DWELLING UNITS ALLOWED 76 LOTS
(3.65 UNITS PER ACRE)

NUMBER OF LOTS/DWELLING UNITS PROPOSED 76 LOTS
(3.65 UNITS PER ACRE)

OPEN SPACE REQUIRED (20% OF TOTAL AREA) REQUIRED - 4.2 ACRES

OPEN SPACE PROVIDED (DEVELOPABLE LAND- 50% MIN) 6.73 ACRES

UTILITY PROVIDERS

SANITARY SEWER GREER CPW

WATER BLUE RIDGE RURAL WATER

PRELIMINARY PLAT

BLUE RIDGE COMMONS

BLUE RIDGE PLANTATION - ZONE 4

SDI JOB #	DATE	DRAWN BY	CHECKED BY
S201114.04	11/04/2025	AGB	ZH

(IN FEET)
1 INCH = 80 FT

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 Rocky Creek Road
Greenville, SC 29615
(864) 271-0496
www.SiteDesign-Inc.com

ZONED: PD
N/F SC LAND PRESERVE LLC TM#
0633010101600
DB 2718-4079
PB 1485-24

SITE NOTES & DATA:

- REFERENCE DEED: DB 2658 P04442
- RIDGE CROSSING ROAD CLASSIFICATION - COLLECTOR
- ALL PROPERTY CORNERS ARE 1/2" RB UNLESS NOTED OTHERWISE.
- AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
- ROAD RIGHT-OF-WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR OBTAINED FROM FIELD DOCUMENTATION AND/OR REFERENCE PLATS. SITE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
- SETBACKS:
RIDGE CROSSING ROAD - 30'
INTERNAL:
FRONT - 20'
SIDE - 5'
REAR - 15'
- CURB & GUTTER TO BE INSTALLED AS SHOWN ON PLAT.
- THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PER FIRM MAP 45045C0331F, DATED MAY 4, 2021.
- ACREAGE INCLUDES ANY AND ALL R/W.
- MILES OF NEW ROADS:
FUNFAIR COURT - 0.375 MILES (PUBLIC)
BLUE COMMONS LANE - 0.12 MILES (PUBLIC)
ROADS THIS PHASE ARE TO BE PUBLIC.
- PARKING REQUIRED: THERE SHOULD BE 2 PARKING SPACES PER LOT AREA (EXCLUDING GARAGES).
- THE COMMON AREA CANNOT BE FURTHER SUBDIVIDED.
- THE ROAD RIGHT-OF-WAY EASEMENTS SHOWN ON THIS PLAT ARE PUBLIC ROADS, OWNED, MAINTAINED, AND SUPERVISED BY THE CITY OF GREER AND SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF GREER ROADWAY DESIGN STANDARDS.
- THE STORM WATER CONVEYANCE SYSTEMS AND ANY ASSOCIATED RIGHTS-OF-WAY OR EASEMENTS SHOWN ON THIS PLAT SHALL NOT BE OWNED, MAINTAINED OR SUPERVISED BY CITY OF GREER, STORMWATER PONDS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL THE HOA IS ESTABLISHED THEN MAINTENANCE IS TO BE PERFORMED BY THE HOA.
- DIRECT ACCESS TO LOTS IS LIMITED TO INTERNAL ROADS ONLY. DOUBLE FRONTAGE AND CORNER LOTS SHALL ONLY BE PERMITTED TO ACCESS ONE STREET.

LEGEND

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
FFE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
IE INVERT ELEVATION
IPD IRON PIN OLD
IPS IRON PIN SET
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT

TEL TELEPHONE PEDESTAL
CATV CABLE TV PEDESTAL
ELECTRIC METER
CB CATCH BASIN
DI DROP INLET
ELEC TRANS
X9.0 ELEVATION
FIRE HYDRANT
GAS METER
GAS VALVE
LP LIGHT POLE
PP POWER POLE
GP GUY ANCHOR
SDM SD MANHOLE
SSM SS MANHOLE
TMH TELEPHONE MANHOLE
C CLEAN OUT

TC/BC TOP/BOTTOM CURB
TW/BW TOP/BOTTOM WALL
VCP VITRIFIED CLAY PIPE
WM WATER METER
WV WATER VALVE
PI POST INDICATOR VALVE
SWM STORMWATER FLOW
T FLOW

LINE TYPES

--- CTV --- CABLE TV
--- x --- CHAIN LINK FENCE (PROPOSED)
--- x --- CHAIN LINK FENCE (EXISTING)
--- --- CONTOURS - EXIST. GRADE
---(678)--- CONTOURS - FINISHED GRADE
--- FOC --- FIBER OPTIC
--- FM --- FORCE MAIN
--- GAS --- GAS LINE
--- DAP --- OVERHEAD POWER
--- DHT --- OVERHEAD TELEPHONE
--- RD --- ROOF DRAIN - NEW

--- SS --- SANITARY SEWER - EXIST.
--- SS --- SANITARY SEWER - NEW
--- SF --- SILT FENCE
--- SS --- STORM SEWER - EXIST.
--- --- STORM SEWER - NEW
--- UP --- UNDERGROUND POWER
--- --- UNDERGROUND TEL
--- W --- WATER LINE - EXIST.
--- W --- WATER - NEW
--- W --- WOOD FENCE
--- --- LIMITS OF DISTURBANCE

Rezoning

Case Number: RZ 25-12

Applicant: Wyatt Gilbert

Address: Carey Ave

Parcel ID Numbers: G003000201900

Existing Zoning: Suburban Neighborhood (SN)

Request: Rezone to Traditional Neighborhood (TN)



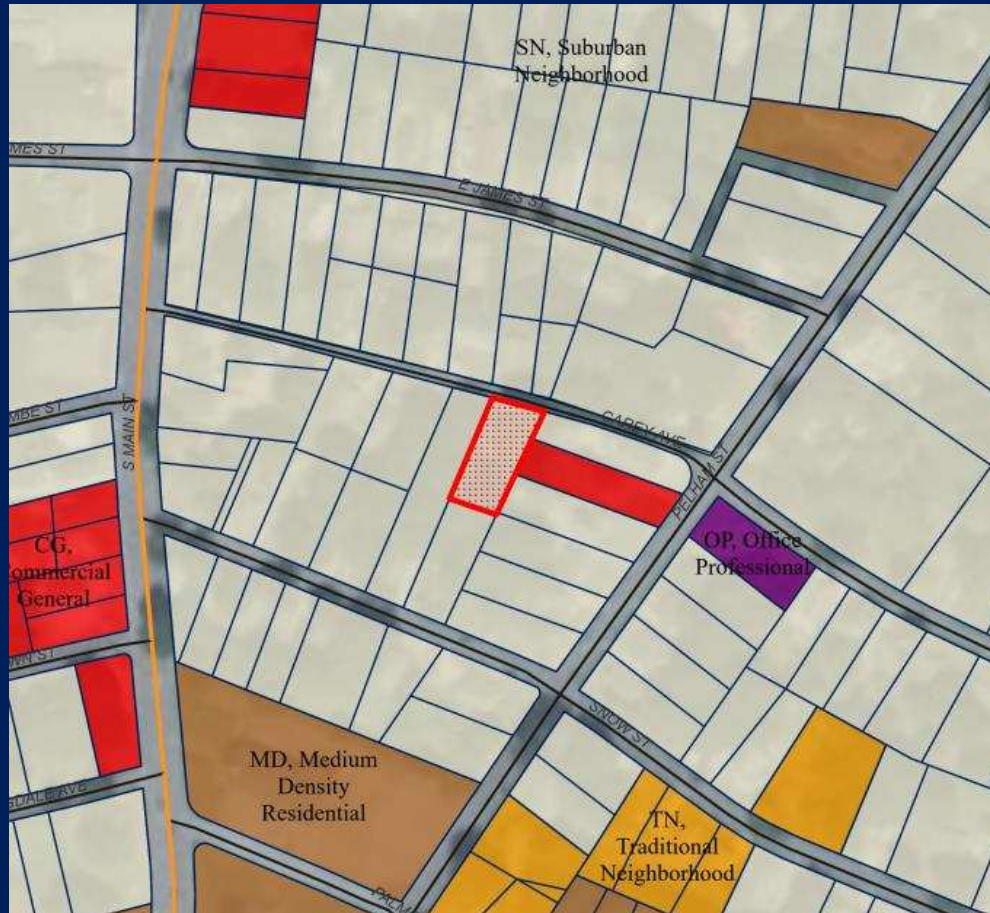
RZ 25-12

Aerial Map



RZ 25-12

Zoning Map



RZ 25-12

Future Land Use Map



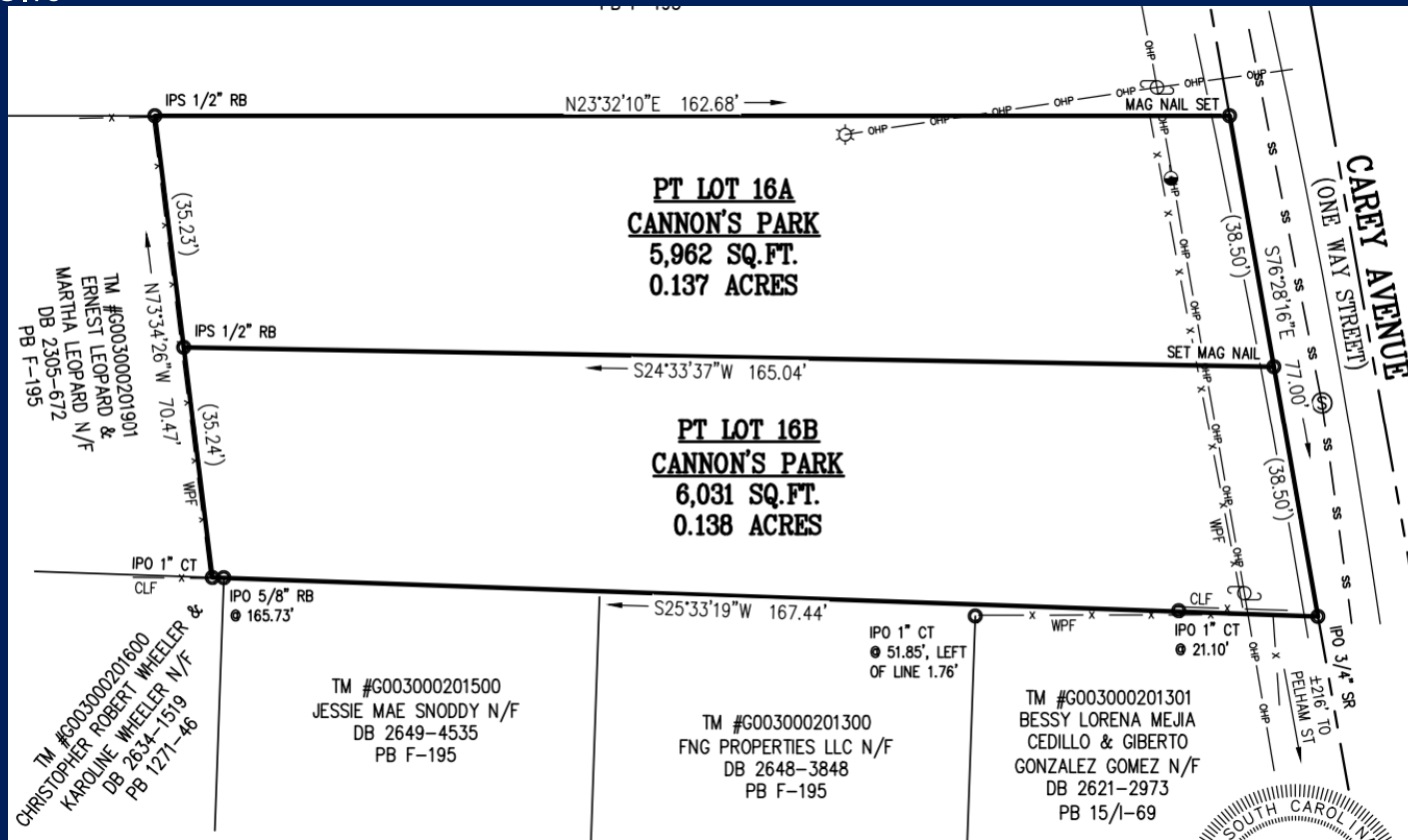
RZ 25-12

Existing Conditions



RZ 25-12

Proposed Lot Split



RZ 25-12

Suburban Neighborhood (SN) vs. Traditional Neighborhood (TN) Zoning District Standards

Table 2.1.2. SN Standards

SN STANDARDS	RESIDENTIAL		NONRESIDENTIAL
	DETACHED	ATTACHED	
LOT AND DENSITY STANDARDS			
LOT AREA (MIN)	10,000 SQ FT	2,000 SQ FT	30,000 SQ FT
LOT WIDTH (MIN)	40 FT	20 FT	100 FT
LOT COVERAGE (MAX)	40%	60 %	50%
DENSITY (MAX)	4.0 DU/AC		N/A
DENSITY (MAX WITH CLUSTER)	5.0 DU/AC		N/A
SETBACK AND HEIGHT STANDARDS			
FRONT (MIN)	20 FT		30 FT
REAR (MIN)	15 FT (INTERIOR LOT); 20 FT (THROUGH LOT)		15 FT
SIDE (MIN)	10 FT		20 FT
BUILDING HEIGHT (MAX)	35 FT		35 FT

SN Standards

Table 2.1.3. TN Standards

TN STANDARDS	RESIDENTIAL		NONRESIDENTIAL
	DETACHED	ATTACHED	
LOT AND DENSITY STANDARDS			
LOT AREA (MIN)	5,000 SQ FT	No minimum	30,000 SQ FT
LOT WIDTH (MIN)	30 FT	20 FT	100 FT
LOT COVERAGE (MAX)	45%	60%	60%
DENSITY (MAX)	10 DU/AC		N/A
DENSITY (MAX WITH CLUSTER)	12 DU/AC		N/A
SETBACK AND HEIGHT STANDARDS			
FRONT (MIN)	20 FT	20/15 FT ^{Note 1}	15 FT
REAR (MIN)	10 FT		15 FT
SIDE (MIN)	5 FT	5 FT ^{Note 2}	10 FT
BUILDING HEIGHT (MAX)	35 FT		35 FT

TN Standards

RZ 25-12 – Staff Analysis & Recommendation

Request: Rezone to Traditional Neighborhood (TN)

Zoning/Land Uses: **North:** Suburban Neighborhood (SN) - residential

East: Suburban Neighborhood (SN) and Commercial General (CG)
– residential

South: Suburban Neighborhood (SN) – residential

West: Suburban Neighborhood (SN) - residential

Comprehensive Plan: Traditional Neighborhood

Staff Recommendation: Approval

**Staff Report to the City of Greer Planning Commission
Monday, December 15, 2025**

Case Number: RZ 25-12
Applicant: LB Premier LLC
Property Location: Carey Ave
Tax Map Numbers: G003000201900
Existing Zoning: Suburban Neighborhood (SN)
Request: Rezone to Traditional Neighborhood (TN)
Size: 0.25 acres
Comprehensive Plan: Traditional Neighborhood

Analysis: **RZ 25-12**

RZ 25-12 is a rezoning request for one parcel on Carey Avenue with a total acreage of 0.25 acres. The request is to rezone the parcel from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to allow for subdividing the parcel to construct one single-family dwelling per lot.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood (SN) - residential
East:	Suburban Neighborhood (SN) and Commercial General (CG) – residential
South:	Suburban Neighborhood (SN) – residential
West:	Suburban Neighborhood (SN) - 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

Smaller lot sizes and higher density is appropriate in the area surrounding the downtown core; therefore, staff recommends approval.

Staff Recommendation: Approval



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 11/3/2025

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

Tax Map Number(s) G003000201900

Property Address(s) 112 Carey Ave

Acreage of Properties .280 County Greenville

Applicant Information

Name Wyatt Alan Gilbert

Address 2718 Wade Hampton Blvd
Greenville, SC 29615

Contact Number [REDACTED]

Email [REDACTED]

Business Name Builder Bridge Consulting, LLC

Property Owner Information
(If multiple owners, see back of sheet)

Name Luis F. Bolivar

Address 604 Buttermilk Ct
Simpsonville, SC 29681

Contact Number [REDACTED]

Email [REDACTED]


Business Name LB Premier, LLC

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
SN _____ to TN _____.

Existing Use: Vacant lot Proposed Use: Residential Homes

Signature(s)  11/10/25 4:29 PM

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

Complete the section below if multiple property owners

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____



Timothy J. Hanney

Prepared By:

Blair Cato Pickren Casterline, LLC
406-A East Butler Road
Mauldin, SC 29662

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **Concepcion Maldonado and Luz Adriana Diaz**, in the State aforesaid, for and in consideration of the sum of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00), the receipt and sufficiency of which is hereby acknowledged, and subject to all easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

LB Premier LLC

All Grantor's right, title and equitable or legal interest in and to:

See Exhibit "A" attached hereto and made a part hereof.

Greenville County Tax Map No.: G003000201900

Property Address: 00 Carey Avenue, Greer, SC 29651

Grantee Address: 604 Buttermilk Court, Simpsonville, SC 29681

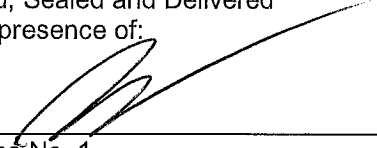
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.


AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of Luz Adriana Diaz this **31st day of January** and in the year of our Lord, Two Thousand and Twenty-Five (2025) and in the Two Hundred Forty Ninth (249th) year of the Sovereignty and Independence of the United States of America.

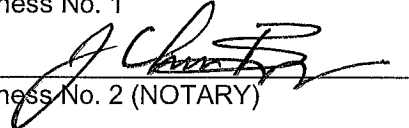
Signed, Sealed and Delivered
in the presence of:



Witness No. 1



Luz Adriana Diaz



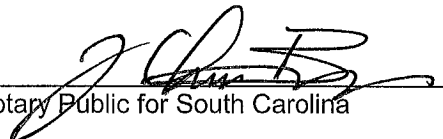
Witness No. 2 (NOTARY)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ACKNOWLEDGMENT
S.C. §30-5-30
(EFFECTIVE JANUARY 1, 1995)

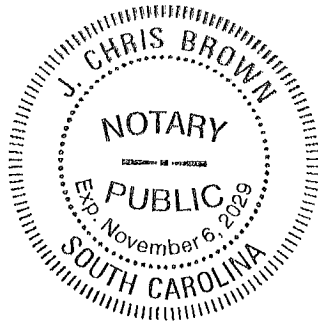
The foregoing instrument was acknowledged before me by Luz Adriana Diaz.

Witness my hand and seal this 31st day of January, 2025.



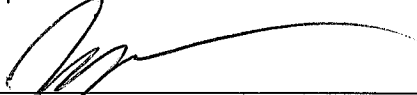
Notary Public for South Carolina

My Commission Expires: 11.06.2029



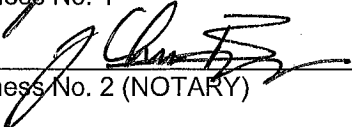
WITNESS the Hand and Seal of Concepcion Maldonado this **31st day of January** and in the year of our Lord, Two Thousand and Twenty-Five (2025) and in the Two Hundred Forty Ninth (249th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:



Witness No. 1

Concepcion Maldonado
Concepcion Maldonado



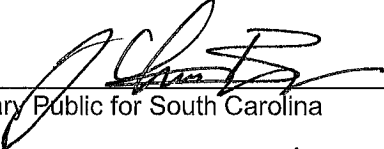
Witness No. 2 (NOTARY)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ACKNOWLEDGMENT
S.C. §30-5-30
(EFFECTIVE JANUARY 1, 1995)

The foregoing instrument was acknowledged before me by Concepcion Maldonado.

Witness my hand and seal this 31st day of January, 2025.



Notary Public for South Carolina

My Commission Expires: 11.06.2029

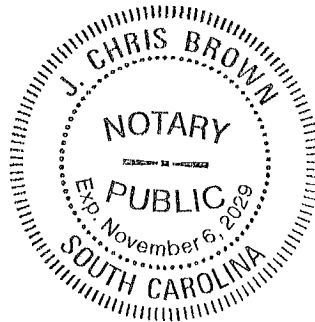


EXHIBIT "A"

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as a portion of Lot 16, on a plat of Cannon's Park prepared for S & W Properties by K. T. Gould, Inc. dated May 8, 1991, and recorded in the office of the Register of Deeds for Greenville County in Plat/Record Book 20-K at Page 62. Reference to said plat is made for a more complete and accurate description.

DERIVATION:

This being the same property conveyed to Luz Adriana Diaz and Concepcion Maldonado by deed of Bartronics, Inc. dated September 17, 2012 and recorded September 17, 2012 in Book 2412 at Page 168 in the Greenville County Register of Deeds Office.

Greenville County Tax Map No.: G003000201900

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

PERSONALLY, appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 00 Carey Avenue, Greer, SC 29651 bearing Greenville County Tax Map Number G003000201900, was transferred by Concepcion Maldonado and Luz Adriana Diaz to LB Premier LLC on January 31, 2025.
3. Check one of the following: The DEED is:
 - a. subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or a distribution to a trust beneficiary.
 - c. exempt from the deed recording fee because (see information section of affidavit):

(If exempt, please skip items 4-7 and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - a. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$55,000.00.
 - b. The fee is computed on the fair market value of the realty which is \$_____.
 - c. The fee is computed on the fair market value of the realty as established for property tax purposes which is \$_____.
5. Check YES or NO to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "YES", the amount of the outstanding balance of this lien or encumbrance is \$_____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in the item 4 above here: \$ 55,000.00
 - b. Place the amount listed in item 5 above here: \$ 0.00
(if no amount is listing, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 55,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 203.50.

File No.: 24-05392-SC

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

Seller(s)

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Concepcion Maldonado

Concepcion Maldonado

Luz Diaz

Luz Adriana Diaz

Subscribed and sworn to before me this 31 day of January, 2025.

By

J. Chris Brown

Notary Public

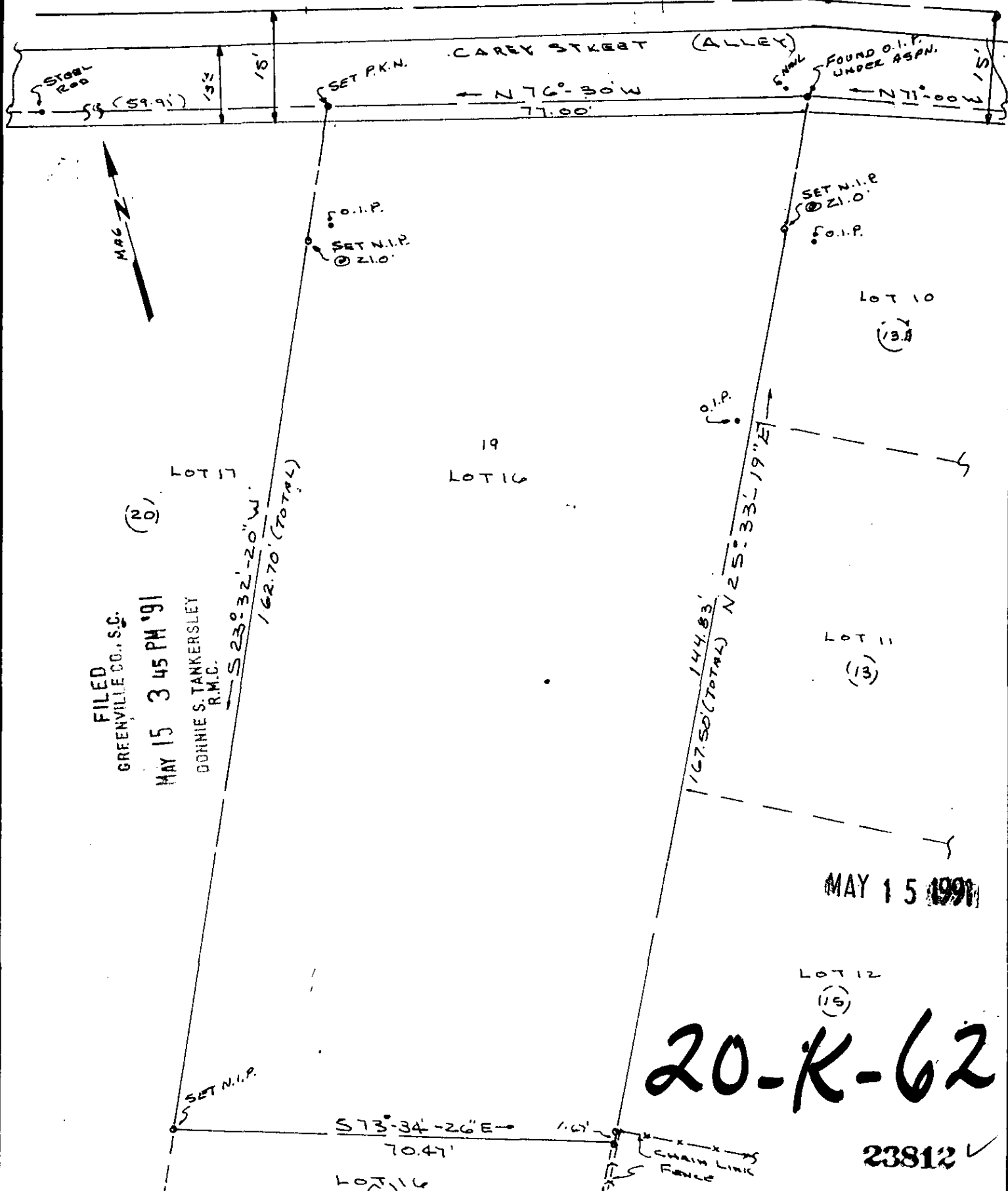
INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), and lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

LOT 7 LOT 8 LOT 9 MICROFILMED



FILED
GREENVILLE CO., S.C.
MAY 15 3 45 PM '91
DONNIE S. TANKERSLEY
R.M.C.

20-K-62

23812

MAY 15 1991

I certify that I have surveyed this property and that it is, to the best of my knowledge, as shown above; that there are no encroachments, unless otherwise shown; and that, unless indicated above, this property does not lie in a flood plain. THE ABOVE IS HALF OF LOT 16

WATER, GAS, POWER & SEWER IN ST.

Seal

PROPERTY OF

Date: 5-8-91

S. & W. PROPERTIES

Scale: 1" = 20'

GREENVILLE COUNTY
GREER, S.C. (CITY)

Drawing No. 2033

Drawn By: K.T.G.

Survey References

Tax Map G-3-2-19

Plat bk. F v. 195

K. T. GOULD, INC. 5-15-1940

Deed 1432-Page 30 of 36

SC R.L.S. 4035

3228-A Wade Hampton Blvd. Taylors, SC 29687

PIEDMONT PRINTMAKERS GREENVILLE 321506

Greer Planning Commission 2026 Calendar

**** March and April dates subject to change****

****Please refer all questions to Greer Planning staff at planning@cityofgreersc.gov****

Planning Commission	
Deadline	Meeting Date
January 2 nd	January 26 th
January 30 th	February 23 rd
February 13 th	March 9 th
March 20 th	April 13 th
April 24 th	May 18 th
May 22 nd	June 15 th
June 26 th	July 20 th
July 24 th	August 17 th
August 28 th	September 21 st
September 25 th	October 19 th
October 23 rd	November 16 th
November 25 th	December 21 st