



AGENDA
Greer Planning Commission

April 13, 2026
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Call to Order & Determination of Quorum

Approval of Minutes

- i. March GPC Minutes

Old Business

- i. Planning Commission Rules of Procedure

New Business

- i. PP 26-02: Hannah Grove Preliminary Plat
A request to approve the Preliminary Plat for a 72-lot single family detached development located on Pleasant Drive and S. Buncobe Road.
- ii. AN 26-03 Windsor Road
A request to annex and zone one (1) parcel located on Windsor Road to Suburban Neighborhood (SN) to allow for the construction of one single family detached home.
- iii. AN 26-04 1741 W Wade Hampton
A request to annex and zone one (1) parcel located at 1741 W Wade Hampton with the intent of building a commercial development.
- iv. RZ 26-02 202 Ford Road ML to TN
A request to rezone one (1) parcel located at 202 Ford Road from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN) to allow for the construction of additional residential units.

Other Business

- i. Planning and Zoning 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

March 9, 2026
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
Lynn Mahaffee

Members Absent: Tramaine Booker

Staff Present: Ashley Kaade, Planning Manager
Andy Boyles, Planner

Call to Order

Mr. Jones called the meeting to order at 6:30pm and noted that a quorum was present. He then read the opening remarks to begin the meeting.

Minutes

- i. Approval of the February 2026 meeting minutes.

ACTION – *Mr. Lavender made a motion to approve the minutes of the February 2026 Planning Commission meeting. Ms. Jones seconded the motion. The motion passed with a vote of 6-0.*

Amend Agenda

Mr. Jones called for a vote to move the old business section to after new business.

ACTION – *Ms. Medford made a motion to approve moving the old business portion of the meet to after new business. Mr. Lavender seconded the motion. The motion passed with a vote of 6-0.*

New Business

Mr. Jones opened the meeting's new business section and read a brief statement about the opportunities for public comment.

i. **AN 26-02: McElrath Road**

Mr. Jones read a brief statement introducing case AN 26-02.

Mr. Boyles presented staff's analysis and recommendation of approval.

Mr. Jones opened the public hearing portion of the meeting and called the applicant forward to present their request.

Mr. Josh Baker, Gray Engineering, was present as a representative of the applicant. He described the proposed development which would have a density of 3.85 units per acre. He distributed the preliminary layout of the subdivision to the commission.

Tanya Miller, 165 Victor Avenue Ext., stated she is the current owner of the properties and spoke in support of the annexation. She said there are immediate and long-term benefits for the community, allowing the city to reinvest in parks and infrastructure. By developing the land, the properties will integrate with city limits and will be cohesive with the immediate area.

Alan Hudson, 301 McElrath Road, expressed concern about the widening of the road. He said that he has lived there for 40 years and the apartments were not supposed to be built without widening the road. There is not much forest left in the area. The police show up at the apartments often and McElrath Road has a lot of trash.

Kevin Ezzkorn, 113 Cosmos Lane, stated he had questions for the developer. He wanted to know what the size and square footage of the houses will be and if the developer or the city will be paying for the widening of the road and whose tax dollars would be covering that.

Alan Hudson approached the podium again with another question. He asked where the annexation line into the city. He asked if the city was annexing his house. Mr. Jones said no, it was not a part of the application.

Mr. Boyes said that staff had received a few emails and phone calls expressing opposition against the development, citing concerns about the loss of natural areas and traffic.

Mr. Jones closed the Public Hearing for AN 26-02 and opened the floor for the commission to ask questions of staff or the applicant.

Mr. Jones asked the applicant to reapproach the podium. Deanna Phillips, entitlements manager for Mungo Homes, explained that they are building single family homes from 1100 SF – 1900 SF. Ms. Kaade then answered the question about the road widening explaining that it is a city-initiated project. The apartment provided a payment in lieu when the 10-foot strip along McElrath was annexed in. The project in discussion tonight will also have to provide payment-in-lieu for the portion to be widened in front of their property. The remaining funding would likely be from the city and potentially some from the county c-funds.

Mr. Lavender asked what the extent of the road widening project would be. Ms. Kaade said it would be along the apartment and may end at the intersection of Old Woodruff.

Mr. Jones asked what the payment-in-lieu from the apartment was for. Ms. Kaade answered that it was to contribute to widening the portion of McElrath along their frontage.

Mr. Thoma asked if there was a traffic study with the apartment that required any mitigation. Ms. Kaade answered that she wasn't sure because that was before the city had the improved traffic study regulations, but the city did require the payment-in-lieu with the annexation.

Mr. Jones asked if the right-of-way (ROW) was already established for the widening. Ms. Kaade said she wasn't sure, but she believes that some of the ROW was acquired, and the remaining was prescriptive ROW. She said that the project is just to add width to the sight.

Mr. Lavender asked if the road widening will happen regardless of the project in question. Ms. Kaade answered yes.

Mr. Hudson reapproached the podium and asked where the main entrance would be. Ms. Medford asked the developers if the only entrance and exit was the one shown on the preliminary design. Mr. Baker answered that there would be emergency access on Beech Springs Road.

Mr. Etkorn asked what the timeline of the road widening is. Ms. Kaade said the project is currently prepared out to bid for construction so the project appears to be imminent.

Mr. Thoma asked if a traffic study was to be required, would it require any widening beyond what is planned. Ms. Kaade said that most of the time traffic studies address intersection improvements and not road widening.

Mr. Thoma asked the property owner about the historic use of the parcel. Ms. Miller said that it was historically used for farm use. She said they have had an ongoing issue with un-housed people camping on the property, and they have had to clean the property at their own expense.

Mr. Baker said that there would be a buffer between the subject parcels and the existing adjacent residential neighborhood because one is required.

Mr. Thoma observed that the proposed development is similarly dense to the adjacent subdivision.

ACTION – Mr. Thoma made a motion to recommend approval of AN 26-02. Mr. Lavender seconded the motion. The motion passed with a vote of 6-0.

Ms. Kaade stated that the 2nd reading for this item would be going to council on April 14th.

Old Business

Mr. Jones opened the meeting's old business section.

- i. Planning Commission Rules of Procedure

Mr. Boyles presented a summary of the changes requested by Planning Commission.

Mr. Lavender and Ms. Medford agreed that public forum is best for City Council.

Mr. Thoma asked if old business should always be after new business. Mr. Lavender said that it depends on the case and thought that they should move the item to the end if old business was procedural in nature.

Mr. Jones asked when it is ok to remand an item back to staff. He asked if they could do it with an annexation. Ms. Kaade said yes, if the commission did not feel comfortable making a recommendation and needed more information, they can vote to remand back to staff.

Mr. Lavender asked staff to clarify the motion language. Mr. Boyles said that making a motion to approve/deny may suffice for this board. Mr. Jones said that "motion to deny" should be removed because the motions must be in the affirmative. Ms. Medford said that she understands why it is confusing, but the motion can still be expressed in the affirmative and then the motioned can state that they intended to vote no.

Planning Commission continued to discuss the new motion language and the cases that they review.

Mr. Lavender talked about why he tries to keep opinions out of his decisions.

Ms. Kaade talked about the decision-making tools that can be used to make recommendations. Discussion continued about planning commission's role in voting on recommendations of different cases.

Mr. Lavender said that the voting language is still confusing. Mr. Boyles recommended simplifying the language used. Discussion continued about the voting language.

Mr. Boyles presented the rest of the changes. Mr. Thoma asked for the word "commentary" to be struck from the rules and procedures document. Ms. Kaade said that staff would remove it from the document.

The commission discussed the opportunity for more discussion after a motion and a second is on the floor.

Mr. Boyles reviewed the edits recommended by the board. Ms. Kaade said that the "call to" language would be revised, and "commentary" would be struck from the record. Mr. Boyles said staff would also make room in the script for discussion after a motion and a second are on the floor.

ACTION – Mr. Lavender made a motion to remand the rules and procedures back to staff based the recommendations of revisions discussed by the commission. Ms. Mahaffe seconded the motion. The motion passed with a vote of 6-0.

Staff updates

Ms. Kaade reminded Planning Commission that the Parliamentary Procedure presentation from MASC is coming up.

Adjournment

Mr. Jones asked if there was any other business to attend to in the evening's meeting. Hearing none, he adjourned the meeting by general consent at 8:04pm.

Planning Commission Rules of Procedure

Summary of Changes

Recommended Changes

Summary of Redlined Changes

Section	Redlined Text	Discussion/Context
Footer	Approved Date	Updated to April 2026
3.11 Written Comments	Added guidelines for written public comments	Added after discussion at March GPC meeting
5.3 Actions	Removed "Call a vote to..."	Removed after discussion at March GPC meeting
5.3 Actions	Removed "Commentary"	Removed after discussion at March GPC meeting

Revised Text

3.11. Written Comments

Written comments intended for consideration by the GPC should be submitted to the Planning & Development Department no later than five (5) calendar days prior to the scheduled GPC meeting. Submitting comments within this timeframe ensures staff has adequate opportunity to review, compile, and distribute the information to Commissioners as part of the meeting materials. Comments received after this deadline will not be included in the official meeting packet, and public participants will need to use their time during public comment or public hearing to share what they had written.

The Greer Planning Commission must take one of the following actions related to all other actionable business before the GPC within 30 days:

~~d.a. Call a vote to~~ Recommend Approval or Denial to Council

~~e. Recommend Denial~~

~~f.b. Call a vote to~~ keep the public hearing open and continue to a date certain

~~g.c. Call a vote to~~ Remand back to staff with direction

Under SC Code of Laws, the GPC must take action, or the item is automatically approved.

~~Commentary:~~ An applicant's failure to appear at a scheduled meeting does not automatically constitute action by the body. The absence of the applicant does not result in automatic approval, denial, or deferral of the request. The board retains full discretion to proceed with the hearing, continue the item to a later date, or take other appropriate action in accordance with its adopted rules and applicable law.

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SECTION 1: INTRODUCTION AND ORGANIZATION

1.1. Purpose

To establish procedures for organizing and executing the duties and responsibilities of the Greer Planning Commission, herein referred to as the 'Commission' or the 'GPC', pursuant to state statute and the Greer City Council Charter.

1.2. Authority

The Greer City Council formed the current iteration of the Greer Planning Commission on February 26, 1991, through Ordinance 1-1991.

1.3. Functions of the Greer Planning Commission

The Greer Planning Commission (GPC), will help guide the city's work on the following activities, as authorized under the South Carolina Planning Enabling Act of 1994 and under SC Code of Law 6-29-340, as amended:

- a. Undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the area within its jurisdiction;
- b. Design plans and program to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of its area of jurisdiction;
- c. Conduct comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation;
- d. Create, publish, and distribute maps, plans, and reports and recommendations relating to the plans and programs and the development of its area of jurisdiction to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens;
- e. In the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom;

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- f. The powers as may be necessary to enable it to perform its functions and promote the planning of its political jurisdiction;
- g. In the discharge of its responsibilities, the local planning commission has the power and duty to:
 - (1) prepare and revise periodically plans and programs for the development and redevelopment of its area as provided in this chapter;
 - (2) prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:
 - (a) zoning ordinances to include zoning district maps and appropriate revisions thereof, as provided in this chapter;
 - (b) regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted as provided in this chapter;
 - (c) an official map and appropriate revision on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces within its political jurisdiction or a specified portion of it, as set forth in this chapter;
 - (d) a landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;
 - (e) a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget; and
 - (f) policies or procedures to facilitate implementation of planning elements.



SECTION 2: MEMBERSHIP AND OFFICERS

2.1. Membership

Appointments by the Greer City Council, are as follows:

- a. The Board shall consist of seven (7) appointed members.
- b. Members should notify the Chair and/or the appropriate city staff member (typically, the Planning Manager or designee) in writing to resign from the Commission.
- c. All Members will be appointed according to the Greer City Council's Rules of Procedure.
- d. Members will serve four (4) year terms beginning on the first of the calendar year following their appointment.
- e. Members may be reappointed for subsequent terms according to Council procedures and State Law, as amended.

2.3. Vacancies

Vacancies are filled by the Greer City Council. Should a vacancy occur in the middle of a members' term, a new member will be appointed to the Commission according to the City Council's Rules of Procedure.

2.4. Removal

Any member of the GPC may be removed by Council for good cause, provided the member is given written notice at least two weeks prior to removal, and provided further that the member is afforded a reasonable opportunity to be heard on the matter before being removed. As used in this section, good cause shall include any one of the following:

2.5. Officers

The officers of the Commission will be the Chair and the Vice Chair.

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2.6. Chair

The Chair shall preside at all meetings of the full Commission, make committee appointments in consultation with the Vice Chair, and decide all points of order and procedures subject to these rules (unless directed otherwise by a majority vote of the GPC in session at that time). The Chair shall have the right to vote in the order of their choosing.

2.7. Vice Chair

The Vice Chair shall serve as the acting Chair in the absence of the Chair, and at such time, have all the powers, duties, and voting rights as the Chair. With the resignation or termination of the Chair, the Vice Chair shall ascend to the position of Chair and a replacement for the officer position of Vice Chair shall be selected by Commission election from the remaining members who do not currently hold an officer position.

2.8. Temporary Chair

In the absence of both the Chair and the Vice Chair, the Commission may appoint any of its members present in session to serve as Temporary Chair until such time that either the Chair or Vice Chair is present, and at such time, have all the powers, duties, and voting rights as the Chair.

2.9. Clerk

City staff, provided by the Planning & Development Department shall, subject to the direction of the Chair and Commission, keep all records, conduct all correspondence of the Commission, and generally supervise the clerical work of the Commission and its *ad hoc* or *sub*-committees. The Planning Manager, or their designee, will serve in the clerk role, and assist in scheduling meetings, coordinating speakers, drafting agendas, and producing other review materials necessary for the Commission's work. The minutes shall include all important facts pertaining to each meeting, including:

- a. Every case acted upon by the Commission;
- b. All votes of the Commission members upon any recommendation, resolution, or other final determination of any question before the Commission; and
- c. A record of all votes in a and b above, indicating the names of members voting for, against, absent, or excused from voting.

- d. The Planning Manager, or their designee, will assist in scheduling meetings, coordinating speakers, drafting agendas, and producing other review materials necessary for the Commission's work.
- e. Record minutes of all meetings.

In accordance with state law, a recording of the meeting may substitute for a written minute's document, at the GPC's discretion.

2.10. Election of Officers

Officers shall be elected at the first regular meeting of the calendar year.

2.11. Officer Vacancy

A vacancy in the office of the Chair shall be filled by the Vice Chair succeeding to the office for the balance of the unexpired term.

2.12. Public Representation

Only the Commission Chair, or a member designated by the Chair in written form, may speak officially for the Commission. Commission members may speak publicly as private residents on Greer Planning Commission matters; however, they should indicate in such cases that they are presenting their own opinions and not those of the Commission (this includes any online or social media posting).



SECTION 3: MEETINGS

The Commission conducts meetings in accordance with local and state requirements.

3.1. Open Meetings

All meetings, public hearings, records, and minutes of the Commission and its committees shall be made open and available to the public and in conformance with South Carolina Open Meetings & Record Law, SC. § 30-4-70.

3.2. Regular Meetings

Regular meetings of the Commission shall be held at City Hall on the third Monday of each month, beginning at 6:30pm (unless otherwise posted).

All scheduled meetings of the Greer Planning Commission shall be published on the city's public meeting and agenda site, generally five (5) days before the hearing, but no less than 24 hours in advance.

3.3. Special or Additional Meetings

Special or additional meetings of the Commission may be called by the Chair, Planning Manager, or their designee. Procedures for special and additional meetings include:

- a. Written notice of special or additional shall be given to all Commission members at least forty-eight (48) hours prior to the meeting and shall state the time, place, and purpose of the meeting.
- b. Additional meetings may be scheduled by the Chair, in consultation with the Planning Manager, or their designee, to accommodate a large number of agenda items ready for commission consideration.
- c. The Commission may change the time and location of future meetings at any regular meeting, with appropriate notice to Commission members, city staff, and the public.
- d. Notice to the public shall be given as required by state law.

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3.4. Ad Hoc Committees

Ad Hoc or sub-committees will follow South Carolina General Statutes on public and open meeting laws and meet the following requirements:

- a. Public notice of the ad hoc committee will be made. Meeting notice to the public shall be given at least 24 hours in advance, or as required by state law, as amended.
- b. The meeting will be held in a location open and accessible to the public.
- c. Minutes of the ad hoc meeting will be kept on file with the city.
- d. All ad hoc committee meetings, records, and minutes shall be made open and available to the public and in conformance with South Carolina Open Meetings and Records Law, SC § 30-4-70.

3.5. Cancellation of Meeting

Whenever there is no business to come before the Commission, the Chair, after consultation with the Planning Manager, or their designee, may dispense a regular meeting by giving notice to all Commission members not less than twenty-four (24) hours prior to the start time of the meeting.

3.6. Quorum

A quorum is half of the current appointed Board membership plus one.

- a. If quorum has not been met by the noticed start time, the Chair will open the meeting, make an announcement that quorum has not been met, and recess for fifteen (15) minutes;
- b. At which time the Chair will determine if quorum has been met. If it has not been met, the items, in consultation with the Planning Manager, or designee, will be continued to a date certain and the meeting will be adjourned.

3.7. Order of Business

The order of business at regular meetings of the Board is recommended to be as follows:

1. Call to Order & Determination of Quorum
2. Approval of Minutes

[Public Forum](#)

[3. Old Business](#)

[e. Introduction of Case](#)

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- e Staff Presentation
- e Applicant/Staff Questions
- e Deliberation
- e Decision

3-4. New Business (Public Hearing)

- e Introduction of Case
- e Staff Presentation
- e Open Public Hearing
- e Applicant Presentation
- e Public Speakers
- e Close Public Hearing
- e Applicant/Staff Questions
- e Deliberation
- e Decision

4-5. New Business (Public Comment)

- e Introduction of Case
- e Staff Presentation
- e Applicant Presentation
- e Public Comment
- e Applicant/Staff Questions
- e Deliberation
- e Decision

5-6. Staff Updates

6-7. Adjournment

The order of business may be amended by the Chairperson, in consultation with the Planning Manager, or their designee. Public comment would be appropriate for preliminary plats, approval of calendars, potentially old business, and/or anything not requiring a public hearing.

3.8. Establishing Time Limits

Establishing time limits is important to ensure all agenda items have the ability to be heard by the Commission. The following apply to regular Commission meetings:

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- a. Applicants will have 10 minutes to speak. Community members will have 3 minutes to speak each during the public hearing.
- b. The Chair may alter the amount of time applicants and community members have to speak.
- c. Time limitation shall be enforced by the Chair in consultation and support with city staff.

3.9. Conduct of Public Comment

In order to ensure full consideration of matters before the Commission, Commission meeting public comment periods shall be conducted in the following order:

- a. Prior to the start of the public comment period, persons wishing to address the Commission members will register on a sign-up sheet stationed by the meeting room door.
- b. Prior to beginning the public comment period, the Chair will collect the sign-up sheet and recognize speakers. Speakers will address the Commission members from the podium and special accommodations will be made for persons with a disability with appropriate advanced notice to City of Greer ADA Coordinator. Speakers will be asked to identify themselves for the record, stating their name and address.
- c. Speakers who have prepared written remarks are encouraged to leave a copy of such remarks with the Chair and city staff. These will be entered into the record.
- d. Speakers shall be civil and courteous in their language and presentation. Insults, personal attacks, accusations, profanity, vulgar language, inappropriate gestures, or other inappropriate behavior will not be tolerated.
- e. Speakers will address comments to the entire Commission as a whole and not one individual member. Discussions between speakers and members of the audience will not be permitted during the public comment period.
- f. In order to provide for the maintenance of order and decorum in the conduct of the meeting, the Chair may declare "out-of-order" any person who fails to comply with this policy. The Chair shall caution any such person to abide by the provisions of this policy. Refusal to do so shall be grounds for removal of the speaker from the meeting.



3.10. Virtual or Electronic Meetings

Virtual or electronic meetings shall comply with the South Carolina Freedom of Information Act (S.C. Code §30-4-10 et seq.) and any applicable City of Greer Council policies governing electronic participation. as amended.

3.11. Written Comments

Written comments intended for consideration by the GPC should be submitted to the Planning & Development Department no later than five (5) calendar days prior to the scheduled GPC meeting. Submitting comments within this timeframe ensures staff has adequate opportunity to review, compile, and distribute the information to Commissioners as part of the meeting materials. Comments received after this deadline will not be included in the official meeting packet, and public participants will need to use their time during public comment or public hearing to share what they had written.

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SECTION 4: AGENDA & ATTENDANCE

The Commission conducts meetings in accordance with local and state requirements. Agendas follow these requirements:

4.1. Agenda

The agenda for each regular or special meetings of the Greer Planning Commission shall be prepared by the Planning Manager, or designee, under the following requirements:

- a. The agenda shall be posted according to the procedures outlined by state law, and these Rules of Procedure.
- b. The GPC may consider no business unless such an item properly appears on the agenda, or unless such matter is for consideration by the Chairperson.
- c. Public hearing notices must follow state laws.

4.2. Attendance

A Commission member who is unable to attend a regular meeting of the GPC should contact the Planning Manager, or designee, and Chair at least twenty-four (24) hours before the scheduled meeting and indicate the general reason for being absent (earlier notification is encouraged). The Commission will be notified of the absence at the meeting during roll call.

Members are expected to maintain regular attendance and are expected to attend at least 50% of Board meetings within a rolling calendar year. Members that miss four meetings within a rolling calendar year will be reminded by the Chair of the attendance policy. After five absences within a rolling calendar year, the Chair will coach the Commission member on the attendance policy. Six or more absences in a rolling calendar year shall constitute grounds for review by City Council for possible removal for cause.

SECTION 5: CONDUCTING BUSINESS

5.1. Decisions

The vote of a majority of those members present shall be sufficient to decide any matter before the Commission, provided a quorum is present. No member shall be excused from voting except as required in sections 6.2 and 6.3. of these Bylaws.

- a. All voting shall be by roll call or a show of hands.
- b. A tie vote shall result in a defeat of the motion.
- c. For recommendations to the Greer City Council, a defeat of the motion shall result in a recommendation for denial or disapproval.

5.2. Votes

5.2.1. Commissioners may make the following types of votes when voting:

- a. **Yes/Aye:** Indicates approval and support of a motion.
- b. **No/Nay:** Indicates disapproval and opposition to a motion.

5.2.2. Recusals require a recusal form to be completed prior to the start of the meeting, and the recused member to leave the room during the case or item. In situations where the appropriateness of a recusal is under debate, staff or the member should reach out to the SC State Ethic Office for a non-binding opinion.

Commentary: SC Ethics Advisory Opinion SEC AO2003-001 from July 17, 202, should inform questions around ethical considerations for recusal.

5.2.3. Abstentions from voting will not be allowed.

5.3. Actions

Under SC Code § 6-29-760 and SC Code § 6-29-1180, as amended, the GPC must take action on a case. *"Taking action"* means any of the actions as described below:

The Greer Planning Commission must take one of the following actions related to preliminary plats within 60 days:

- a. Approve
- b. Deny
- c. Remand back to staff for administrative corrections

Greer Planning Commission
Rules of Procedure
Approved ~~February 23~~ March, 2026



The Greer Planning Commission must take one of the following actions related to all other actionable business before the GPC within 30 days:

- ~~d.~~a. ~~Call a vote to~~ Recommend Approval or Denial to Council
- ~~e.~~ ~~Recommend Denial~~
- ~~f.~~b. ~~Call a vote to k~~Keep the public hearing open and continue to a date certain
- ~~g.~~c. ~~Call a vote to~~ Remand back to staff with direction

Under SC Code of Laws, the GPC must take action, or the item is automatically approved.

Commentary: An applicant's failure to appear at a scheduled meeting does not automatically constitute action by the body. The absence of the applicant does not result in automatic approval, denial, or deferral of the request. The board retains full discretion to proceed with the hearing, continue the item to a later date, or take other appropriate action in accordance with its adopted rules and applicable law.

5.4. Adopted Ethics Policy

Commission members shall follow state statutory mandates found in the SC Ethics Act 8-13-700, SC 5-7-130, and City of Greer Ethics Policies. Members shall not vote on any advisory or legislative decision regarding a development regulation where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild.

5.5. Motions

Business is brought before the Commission by motions, a formal procedure for taking actions. All motions shall be stated in the affirmative. For recommendations to the Greer City Council, the motion shall be for a recommendation of approval. In order to adopt a recommendation, a majority of members present shall vote in the affirmative.

Robert's Rules of Order provides for five general types of motions: main motions, subsidiary motions, incidental motions, privilege motions, and renewal motions.

Greer Planning Commission
Rules of Procedure
Approved ~~February 23~~March, 2026



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5.5.1.a Main Motions

A motion suggests taking action and is always presented in the affirmative. For example, "I move to recommend approval of the Variance as written." All main motions require a second.

5.5.1.b Discussion on Main motions

The member who makes the main motion may speak first to explain their position and indicate whether they intend to vote for or against the motion. Any member who seconds the motion should wait until the maker of the motion has finished speaking before offering remarks. Making a main motion does not indicate you intend on voting in the affirmative.

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5.5.2 Subsidiary Motions

Subsidiary motions are motions which direct or change how a main motion is handled and are voted on before a main motion. For example, "I move to close debate."

5.5.3 Incidental Motions

Incidental motions provide a means of questioning the procedure of other motions and have priority.

5.5.4 Renewal Motions

Once the group has taken action, renewal motions require the group to further discuss or dispose of a motion.

5.5.5 Privilege Motions

There are a few questions of privilege that are in order at any time and must be disposed of prior to resuming discussion on the matter at hand.

5.6. Advisory Recommendations

5.6.1. With limited exceptions (such as preliminary plats and calendar approvals), votes taken by the Commission are advisory. Final and formal decisions on most items heard by the GPC are made by the Greer City Council.

5.6.2. Tie votes (meaning the motion fails) will be forwarded on to City Council with "No recommendation".

5.7. Parliamentary Procedures

Greer Planning Commission
Rules of Procedure
Approved ~~February 23~~ March, 2026



Consideration of cases and other business shall be in accordance with the Commission's Rules of Procedure (ROP). If these ROPs are silent on an issue of parliamentary procedure, the current edition of Robert's Rules of Order shall govern. The most current version of Robert's Rules of Procedure is adopted by reference upon approval of this ROP.

5.8. Suspension of Rules

The Commission may, upon affirmative 2/3 vote of its appointed and sworn in membership, suspend these Rules of Procedure for consideration of any matter before the Commission, so long as it does not create a conflict with state law, and so long it is only suspended for the duration of one specific case.

5.9. Speakers

The applicant or petitioner is encouraged to attend the GPC meeting; however, attendance is not a pre-requisite for GPC taking action. The GPC has the authority to determine whether or not to vote on a case or continue it to a date certain if the applicant is not present.

5.10. Decorum Reminder

The Rules of Decorum for resident and commission member participation are available upon request from the Planning & Development Department. These rules are held by city staff, and any updates to these rules do not require a vote by the Commission.

SECTION 6: AMENDMENTS & REVISIONS

6.1. Rules of Procedure Updates

These rules may, within the limits allowed by law, have amendments proposed to these Rules of Procedure (ROP) of the Commission by being presented at a regular GPC meeting. Amendments to the ROPs of the GPC must be approved by a majority of sitting members of the GPC before their implementation.

The Commission's Rules of Procedure were originally adopted on February 23, 2026.

6.2. History of Revisions

No revisions

Greer Planning Commission
Rules of Procedure
Approved ~~February 23~~ [March](#), 2026



Greer Planning Commission
Rules of Procedure
Approved ~~February 23~~ March, 2026



Preliminary Plat

Case Number: PP 26-02

Applicant: TCM Development

Address: Pleasant Drive & S. Buncombe Road

Parcel ID Number: 0528020111000; 0528020111001; 0528020111002

Existing Zoning: Traditional Neighborhood (TN)

Request: Preliminary Plat Approval

Subdivision Name: Hannah Grove

Housing Type: Single-family detached

Lots: 72



PP 26-02

Aerial Map



PP 26-02

Preliminary Plat

SITE DATA

ADDRESS: PLEASANT DRIVE
S BUNCOMBE ROAD

TAX MAP: 0528020111000
0528020111001
0528020111002

ZONING: TN PROPOSED

TOTAL AREA: 25.32 ACRES

NUMBER OF LOTS: 72 SINGLE FAMILY DETACHED

DENSITY: 2.84 UNITS/ACRE

ROAD: 2,921 LF (PUBLIC)

SETBACKS: EXISTING ROADS - 30'
FRONT - 20'
REAR - 10'
SIDE - 5'

BUFFERS: TYPE 4 (50' WIDE)
TYPE 1 (10' WIDE)

OPEN SPACE DATA

ZONING: TN

TOTAL AREA: 25.32 ACRES

OPEN SPACE REQUIRED: $25.32 \times 10\% = 2.53$ ACRES

TOTAL OPEN SPACE PROVIDED (INCLUDING COMMON AREAS): 5.81 ACRES (22.95%)



Staff Recommendation: Approval

SITE DATA

ADDRESS: PLEASANT DRIVE
S BUNCOMBE ROAD

TAX MAP: 0528020111000
0528020111001
0528020111002

ZONING: TN PROPOSED

TOTAL AREA: 25.32 ACRES

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TYPE 1 (10' WIDE)

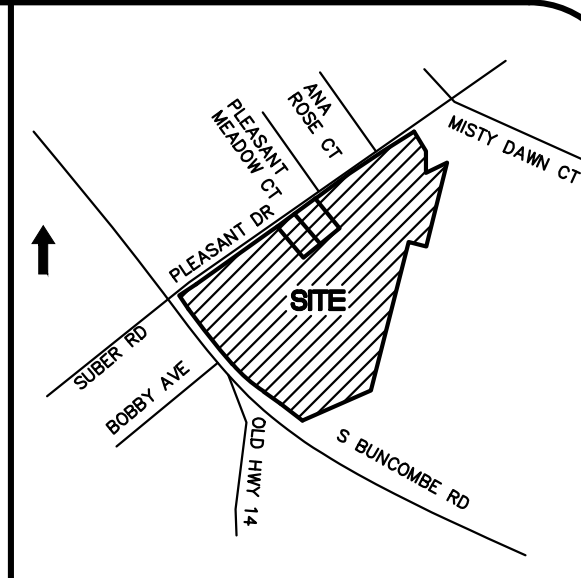
GENERAL NOTES

- 1) THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
- 2) PROPOSED ROADS TO BE PUBLIC WITH A 44' R/W AND 24' PAVEMENT.
- 3) THIS LAYOUT DOES NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.
- 4) THIS LAYOUT WAS PREPARED WITH A REAL SURVEY BY THIS FIRM.
- 5) ALL COMMON AREA AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 6) ALL OPEN SPACE AND COMMON AREAS (INCLUDING MAIL CBU) WILL BE PART OF THE SAME PARCEL.

OPEN SPACE DATA

ZONING: TN
TOTAL AREA: 25.32 ACRES
OPEN SPACE REQUIRED: 25.32 x 10% = 2.53 ACRES
TOTAL OPEN SPACE PROVIDED (INCLUDING COMMON AREAS): 5.81 ACRES (22.95%)

DEVELOPER INFORMATION
TMC DEVELOPMENT
101 E. WASHINGTON ST, SUITE 400
GREENVILLE, SC 29601
864-430-5791
CONTACT: MICHAEL ROTH
EMAIL: MROTH@NAEARELFURMAN.COM



LOCATION MAP



FREELAND & ASSOCIATES, INC.

ENGINEERS * SURVEYORS
323 WEST STONE AVENUE
GREENVILLE, SC 29609
PHONE: (864) 271-4924
FAX: (864) 233-0315

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	229.82	802.47	16.41	N48° 45' 12"W	229.04
C2	287.93	3569.23	4.62	N37° 43' 30"W	287.85
C3	505.96	40224.32	0.72	N54° 33' 36"E	505.96
C4	432.82	5577.59	4.45	N54° 59' 49"E	432.71

Line #	Length	Direction
L1	91.26	N34° 43' 57"W
L2	113.00	N56° 20' 54"E
L3	41.44	N53° 43' 33"E
L4	117.96	N53° 43' 33"E
L5	142.49	N53° 43' 33"E
L6	16.50	N53° 43' 33"E
L7	126.03	S31° 01' 35"E
L8	119.64	S0° 08' 55"E
L9	130.72	N64° 05' 47"E
L10	99.53	N75° 58' 19"W
L13	153.92	N52° 38' 24"W
L14	112.39	N53° 56' 29"W
L15	100.66	N40° 33' 40"W



LEGEND:

- PT. POINT
- IPS IRON PIN SET (5/8" REBAR)
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- TPED TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STORM DRAIN MANHOLE
- CATCH BASIN DROP INLET
- SSMH SANITARY SEWER MANHOLE
- UGMRK UNDERGROUND GAS MARKER
- GV GAS VALVE
- GM GAS METER
- TPED TELEPHONE PEDESTAL
- FOCMKR FIBER OPTIC CABLE MARKER
- GUARD POST
- OSN OVERHEAD SIGN
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- UG GAS LINE
- OT OVERHEAD TELEPHONE LINE
- UT UNDERGROUND TELEPHONE LINE
- SDM STORM DRAIN PIPE

HATCH LEGEND

- COMMON AREA
- BUFFER AREA
- PROPOSED ASPHALT
- OPEN SPACE
- DEDICATED AREA TO SCDOT

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND OPINION, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS ALL THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Michael Roth
3-18-26

FREELAND & ASSOCIATES, INC.
No. 000430
CERTIFICATE OF ACCURACY

Parcel Table			Parcel Table			Parcel Table		
Parcel #	ACRES	SQ.FT.	Parcel #	ACRES	SQ.FT.	Parcel #	ACRES	SQ.FT.
1	0.16	6,875	25	0.16	6,782	49	0.22	9,375
2	0.16	6,875	26	0.13	5,507	50	0.28	12,136
3	0.16	6,875	27	0.14	6,083	51	0.24	10,312
4	0.16	6,875	28	0.28	12,294	52	0.16	6,875
5	0.19	8,153	29	0.38	16,529	53	0.16	6,875
6	0.19	8,426	30	0.22	9,375	54	0.16	6,875
7	0.26	11,524	31	0.22	9,639	55	0.16	6,875
8	0.26	11,524	32	0.24	10,549	56	0.16	6,875
9	0.19	8,281	33	0.26	11,524	57	0.16	6,875
10	0.16	6,875	34	0.26	11,452	58	0.16	6,875
11	0.16	6,875	35	0.22	9,375	59	0.16	6,875
12	0.16	6,875	36	0.22	9,544	60	0.16	6,875
13	0.16	6,875	37	0.25	10,879	61	0.33	14,256
14	0.16	6,875	38	0.22	9,375	62	0.24	10,584
15	0.16	6,875	39	0.24	10,626	63	0.16	6,875
16	0.16	6,875	40	0.26	11,524	64	0.16	6,875
17	0.16	6,875	41	0.26	11,524	65	0.16	6,875
18	0.16	6,875	42	0.26	11,524	66	0.16	6,875
19	0.21	9,028	43	0.24	10,242	67	0.16	6,875
20	0.22	9,648	44	0.22	9,375	68	0.16	6,875
21	0.16	6,858	45	0.22	9,375	69	0.16	6,875
22	0.16	6,875	46	0.22	9,375	70	0.16	6,875
23	0.16	6,875	47	0.22	9,375	71	0.16	6,875
24	0.16	6,875	48	0.22	9,375	72	0.16	6,770

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE " X " AREA OF MINIMAL FLOOD HAZARD PER NFIP FIRM COMMUNITY PANEL NO. 45045C0361F EFFECTIVE DATE: MAY 4, 2021

REVISED PER CITY OF GREER COMMENTS	DATE	DESCRIPTION
1	3-18-26	NO

0' 80' 160'
SCALE 1" = 80'

REF PLAT 2110-1775
TAX MAP SEE SITE DATA TABLE
DESIGN DKT
DATE 3-16-26
DWG. NO. 85215-PP
**STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREER**

**HANNAH GROVE
PRELIMINARY PLAT**

PP

**Staff Report to the City of Greer Planning Commission
Monday, April 13, 2026**

Case Number: PP 26-02
Property Location: Pleasant Drive & S. Buncombe Road
Tax Map Number: 0528020111000, 0528020111001 & 0528020111002
Existing Zoning: Traditional Neighborhood (TN)
Request: Preliminary Plat Approval – Hannah Grove

Analysis: **PP 26-02**

PP 26-02 is a request to approve the Preliminary Plat for development on Pleasant Dr and S Buncombe Rd consisting of 72 single-family detached lots.

In accordance with the guidelines set forth in the Unified Development Ordinance, 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

AN 26-03 Annexation

Applicant: Susan Davis

Address: 209 Windsor Road

Parcel ID Numbers: T018010103100

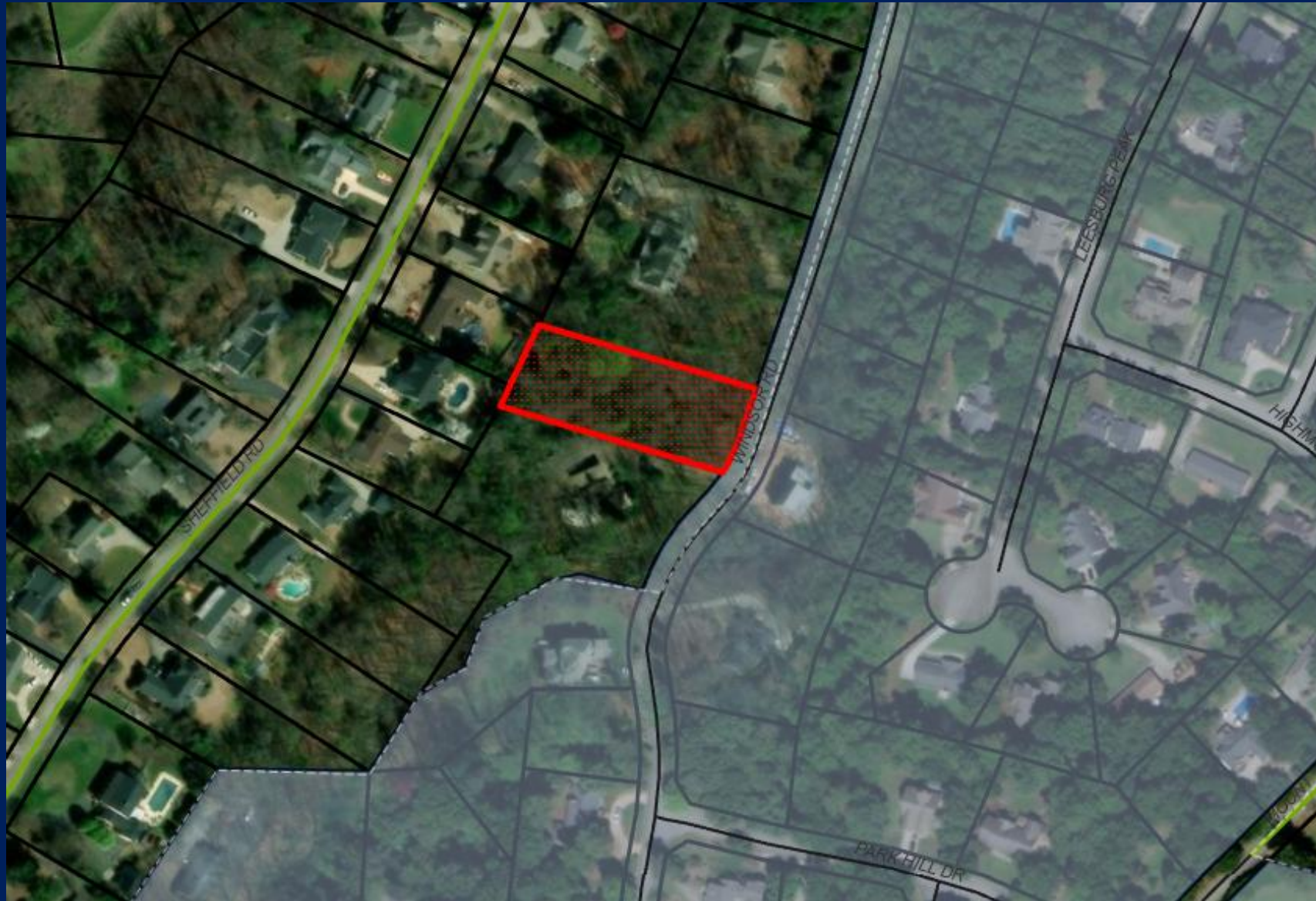
Existing Zoning: Unzoned Greenville County

Request: Annex and zone to Suburban Neighborhood (SN)



AN 26-03

Aerial Map



AN 26-03

Zoning Map



AN 26-03

Future Land Use Map



AN 26-03

Existing Conditions



AN 26-03

Staff Analysis & Recommendations

Request: Annex and zone to Suburban Neighborhood (SN)

Zoning/Land Uses: **North:** Unzoned Greenville County - residential

East: Rural Residential (RR)- residential

South: Unzoned Greenville County - residential

West: Unzoned Greenville County - residential

Comprehensive Plan: Traditional Neighborhood

Staff Recommendation: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, April 13, 2026

DOCKET: AN 26-03

APPLICANT: Susan Davis

PROPERTY LOCATION: 209 Windsor Road

TAX MAP NUMBER: T018010103100

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Suburban Neighborhood

SIZE: 0.843 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **AN 26-03**

AN 26-03 is an annexation and zoning request for one parcel located at 209 Windsor Road with a total acreage of 0.843 acres. The request is to annex and zone the parcel to Suburban Neighborhood and the intent is to build one single-family detached home.

Surrounding land uses and zoning include:

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

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

STAFF RECOMMENDATION: Approval



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Petition for voluntary annexation to the City of Greer of a land area by 100% of owners of said property

To the Mayor and Members of the City Council of the City of Greer, South Carolina:

The undersigned respectfully petition the City Council of the City of Greer to annex the hereinafter described property to the City of Greer.

Respectfully submitted this _____ day of _____, 20____

By submitting this petition, I confirm the area proposed for annexation is contiguous to the Greer City Limits

Owner Name*	Address of Parcel	TID (Tax ID Number)

I hereby request that the property be zoned:

** A correctly signed petition form (see page 3), meaning signed by ALL persons having any interest in the property, the same as on the property deed, including the spouse when the property is co-owned. If the owner of the property is a corporation, the petition should include the corporate seal. Individuals signing these forms with the designation of Power of Attorney, Attorney-in-Fact, or Other Agent must include confirming documents. Roadway right-of-way, including for County-owned roads, require an authorized representative from the jurisdiction for signature. Signatures must be exactly as printed.*

Application Requirements (Include list number in attachment name with submittal)

1. Digital Copy of A Boundary Survey	3. Digital Copy of Deed
2. Digital Copy of this Application	4. Traffic Impact Analysis (TIA) (If residential development)

Acknowledgments

I acknowledge that the persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at _____, more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number _____ attached hereto marked as Exhibit C containing approximately _____ acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

This petition is dated this _____ day of _____, 20____ before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

Yes No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	


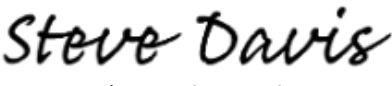
Description of existing or proposed development:



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature	
<input type="checkbox"/> Individual Owner <input type="checkbox"/> General Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership County <input type="checkbox"/> LLC	<input type="checkbox"/> Attorney-in-Fact or Agent for the Ownership Type Checked Below <i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i> The owner is a(n): <input type="checkbox"/> Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation (<i>Affix Seal</i>) <input type="checkbox"/> LLC <input type="checkbox"/> Other _____
Owner(s) Sign on Lines Below	Address of Owner(s)
 Signature of Owner/Partnership/LLC/Agent	(Affix Corporate Seal)
Print Name of Owner/Partnership/LLC/Agent	
 Signature of 2 nd Owner/Partner/Corporate Secretary	
Print Name of 2nd Owner/Partner/Corporate Secretary	
Print Name of 2nd Owner/Partner/Corporate Secretary	
<p><i>If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. Page 3 - Ownership Type & Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.</i></p>	



2023030799

1 Pgs

DEED Book: DE 2689 Page: 3761 - 3761
May 31, 2023 01:01:32 PM Cons: \$82,000.00
Rec: \$15.00 Cnty Tax: \$90.20 State Tax: \$213.20
E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Conway

Grantee Mailing Address: *648 Winfrey Ln Aniston AL*
Tax Map # T018010103100
STATE OF SOUTH CAROLINA) *36206*

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, THAT **DERIAN J. SIZEMORE, BRADLEY RAY JONES, AND SANDRA POWERS** in consideration of **EIGHTY-TWO THOUSAND DOLLARS AND NO/100, (\$82,000.00)**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents, do grant, bargain, sell and release unto:

STEVEN L. DAVIS AND SUSAN M. DAVIS
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

ALL THAT LOT OF LAND ON THE WEST SIDE OF WINDSOR ROAD, NEAR THE CITY OF GREER AND NORTHWARD THEREFROM, STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING KNOWN AS **LOT NO. 144 OF BELMONT HEIGHTS, SECTION NO. 3**, AND RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY IN **PLAT BOOK 4-F AT PAGE 29**; AND BEING MORE RECENTLY SHOWN ON A SURVEY ENTITLED, **SURVEY FOR SUSAN DAVIS**, DATED 03/30/23, PREPARED BY UPSTATE SURVEYING ASSOCIATES, AND RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY IN **PLAT BOOK 1461 AT PAGE 0005**. REFERENCE BEING HEREBY MADE TO SAID LATTER PLAT FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY AS CONVEYED TO DERIAN J. SIZEMORE, BRADLEY RAY JONES, AND SANDRA POWERS BY DEED OF DISTRIBUTION FROM THE ESTATE OF JOANNE SLOAN JONES RECORDED 07/12/2022 IN THE ROD OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 2662 AT PAGE 3952.

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 Hand and Seal this 31st day of May 2023.

Tammy S Hill
Witness (to all)

Jordan Doudrew
Witness (to all)

Derian J Sizemore
DERIAN J. SIZEMORE

Bradley Ray Jones
BRADLEY RAY JONES

Sandra Powers
SANDRA POWERS

State of South Carolina)

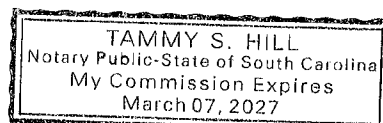
Acknowledgment

County of Greenville)

I, Tammy S. Hill, Notary Public for the State of South Carolina, do hereby certify that Derian J. Sizemore, Bradley Ray Jones, and Sandra Powers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

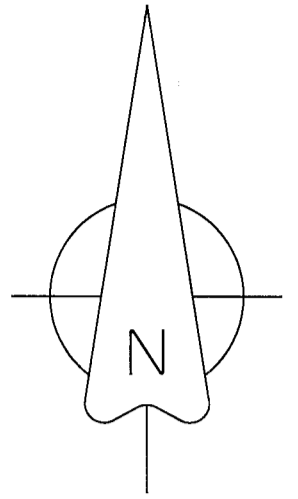
Witness my hand and seal this 31st day of May 2023

Tammy S Hill
Notary Public for South Carolina
My commission expires 03/07/2027.



[Signature]

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.



N/F, JACOB PYHALA
& KAREN PYHALA
TM# T018010100901
DB 2663/2138
PB 4R/97

N/F, MICHAEL BRIAN RANDOLPH COX
& SUSAN WOODS COX
TM# T018010103000
DB 2635/872
PB 4F/29

N/F, KATHY J NAGELE
& RALPH R NAGELE
TM# T018010100700
DB 2350/1947
PB 27P/81

N/F, AMY WASSERMAN
& GEOFFREY WASSERMAN
TM# T018010100600
DB 2632/2489
PB QQ/160, 4R/97

**LOT 144
BELMONT HEIGHTS, INC
SECTION NO. 3
0.843 ACRES
36,732 SQ.FT.**

N/F, CARL N GIBSON
TM# T018010103200
DB 2423/1302
PB 4F/29

LINE	BEARING	DISTANCE
L1	S 26°25'34" W	75.71'

2023023575
1 Pgs
PLAT/LG Book: PL 1461 Page: 0005 - 0005
April 28, 2023 10:04:17 AM
Rec: \$25.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Manning*

"THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS."

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

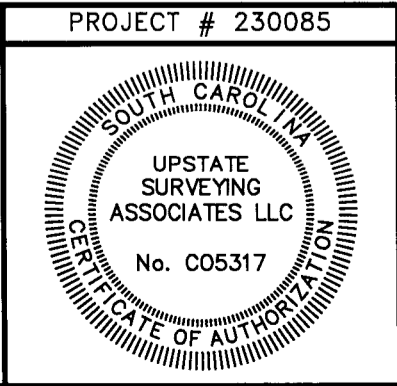
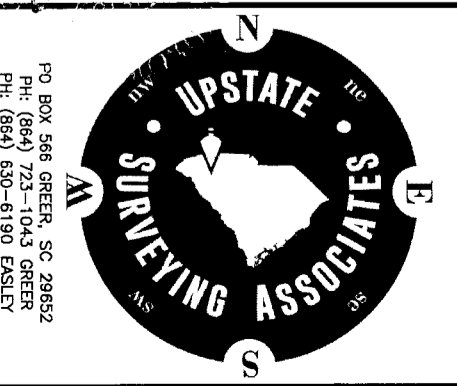
KEVIN E. GAINES, PS#25433
WILLIAM T. LAVENDER, PS#28138



Know what's below.
Call before you dig.

LEGEND					
BL	BUILDING LINE	DIP	DUCTILE IRON	CB	CATCH BASIN
CT	CRIMP TOP PIPE	VCP	VITRIFIED CLAY	DI	DROP INLET
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE	ELEC	ELEC TRANS
EP	EDGE OF PAVEMENT	CMP	CORRUGATED METAL	ELEV	ELEVATION
IPO	IRON PIN OLD	HPDE	H.D. POLY STORM	FH	FIRE HYDRANT
IPS	IRON PIN SET	CTV	CABLE TV	GM	GAS METER
N/C	NAIL & CAP	X	FENCE LINE	GV	GAS VALVE
OT	OPEN TOP PIPE	FOC	FIBER OPTIC CABLE	LP	LIGHT POLE
RB	REBAR	GAS	GAS LINE	PP	POWER POLE
R/W	RIGHT OF WAY	OHP	OVERHEAD POWER	GP	GUY ANCHOR
SD	STORM DRAIN	OHT	OVERHEAD TEL	TEL	TEL PEDESTAL
SS	SANITARY SEWER	SD	STORM DRAIN	CO	CLEAN OUT
SSE	SS EASEMENT	SS	SANITARY SEWER	WM	WATER METER
SM	STORM MANHOLE	UGP	UNDERGROUND POWER	WV	WATER VALVE
SMH	SEWER MANHOLE	UGT	UNDERGROUND TEL	EM	ELECTRIC METER
TMH	TEL MANHOLE	W	WATER LINE		

THE PROPERTY SHOWN IS KNOWN AS LOT 144 BELMONT HEIGHTS, INC., SECTION NO. 3, RECORDED IN PLAT BOOK 4-F, PAGE 29, OFFICE OF R.O.D., GREENVILLE COUNTY, SC.



PROJECT # 230085		SURVEY FOR SUSAN DAVIS	
GREENVILLE COUNTY, SOUTH CAROLINA			
DATE 3/30/23	PROPERTY ADDRESS 209 WINDSOR ROAD	TAX PIN T018010103100	
SCALE 1" = 50'	50 0 50 100	FIELD CREW BB-WL	DRAWN BY WTL

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, April 13, 2026

DOCKET: AN 26-04

APPLICANT: Woodhaven Development Group

PROPERTY LOCATION: 1471 W. Wade Hampton Blvd.

TAX MAP NUMBER: T013000203100

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Commercial Corridor (CC)

SIZE: 0.8683 Acres

COMPREHENSIVE PLAN: Suburban Commercial

ANALYSIS: **AN 26-04**

AN 26-04 is an annexation and zoning request for one parcel located at 1471 W. Wade Hampton Blvd. with a total acreage of 17.41 acres. The request is to annex and zone the parcel as Commercial Corridor and the intent is to build a commercial development.

Surrounding land uses and zoning include:

- North: Commercial Corridor (CC) - commercial
- East: Unzoned Greenville County - commercial
- South: Unzoned Greenville County – residential
- West: Commercial Corridor (CC) - commercial

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities
- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network
- **Parking:** Surface parking lots, structured parking, onstreet in walkable town centers
- **Open Space:** Community and regional parks, neighborhood greenspaces

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

AN 26-04 Annexation

Applicant: Woodhaven Development Group

Address: 1471 W. Wade Hampton Blvd.

Parcel ID Numbers: T013000203100

Existing Zoning: Unzoned Greenville County

Request: Annex and zone to Commercial Corridor (CC)



AN 26-04

Aerial Map



AN 26-04

Zoning Map



AN 26-04

Future Land Use Map



AN 26-04

Existing Conditions



AN 26-04

Staff Analysis & Recommendations

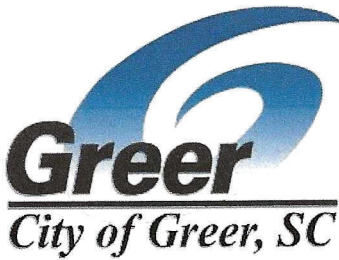
Request: Annex and zone to Commercial Corridor (CC)

Zoning/Land Uses:

- North:** Commercial Corridor (CC) - commercial
- East:** Unzoned Greenville County - commercial
- South:** Unzoned Greenville County – residential
- West:** Commercial Corridor (CC) - commercial

Comprehensive Plan: Suburban Commercial

Staff Recommendation: Approval



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Petition for voluntary annexation to the City of Greer of a land area by 100% of owners of said property

To the Mayor and Members of the City Council of the City of Greer, South Carolina:

The undersigned respectfully petition the City Council of the City of Greer to annex the hereinafter described property to the City of Greer.

Respectfully submitted this 2 day of February, 2026

By submitting this petition, I confirm the area proposed for annexation is contiguous to the Greer City Limits

Owner Name*	Address of Parcel	TID (Tax ID Number)
Hughes Benjamin S Jr	1471 W Wade Hampton Blvd, Greer, SC 29650	#T013000203100

I hereby request that the property be zoned: Commercial Corridor (CC)

** A correctly signed petition form (see page 3), meaning signed by ALL persons having any interest in the property, the same as on the property deed, including the spouse when the property is co-owned. If the owner of the property is a corporation, the petition should include the corporate seal. Individuals signing these forms with the designation of Power of Attorney, Attorney-in-Fact, or Other Agent must include confirming documents. Roadway right-of-way, including for County-owned roads, require an authorized representative from the jurisdiction for signature. Signatures must be exactly as printed.*

Application Requirements (Include list number in attachment name with submittal)

1. Digital Copy of A Boundary Survey	3. Digital Copy of Deed
2. Digital Copy of this Application	4. Traffic Impact Analysis (TIA) (If residential development)

Acknowledgments

I acknowledge that the persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at **1471 W Wade Hampton E**, more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number **T013000203100** attached hereto marked as Exhibit C containing approximately acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

This petition is dated this **2** day of **February 20 26** before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

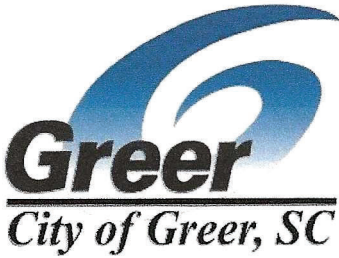
Yes

No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	

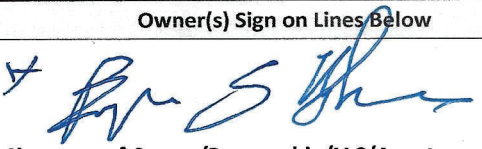
Description of existing or proposed development:



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature	
<input checked="" type="checkbox"/> Individual Owner <input type="checkbox"/> General Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> County <input type="checkbox"/> LLC	<input type="checkbox"/> Attorney-in-Fact or Agent for the Ownership Type Checked Below <i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i> The owner is a(n): <input checked="" type="checkbox"/> Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation (Affix Seal) <input type="checkbox"/> LLC <input type="checkbox"/> Other _____
Owner(s) Sign on Lines Below	Address of Owner(s)
 Signature of Owner/Partnership/LLC/Agent	2101 SUBER MILL RD GREER SC 29650
* BENJAMIN S HUGHES Print Name of Owner/Partnership/LLC/Agent	(Affix Corporate Seal)
Signature of 2nd Owner/Partner/Corporate Secretary	
Print Name of 2nd Owner/Partner/Corporate Secretary	
<p><i>If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. Page 3 - Ownership Type & Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.</i></p>	

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the Grantor sign, seal and as Grantor's act and deed deliver the written deed, and that said witness, together with the other witness whose name is also above subscribed, witnessed the execution of the within deed by Grantor.

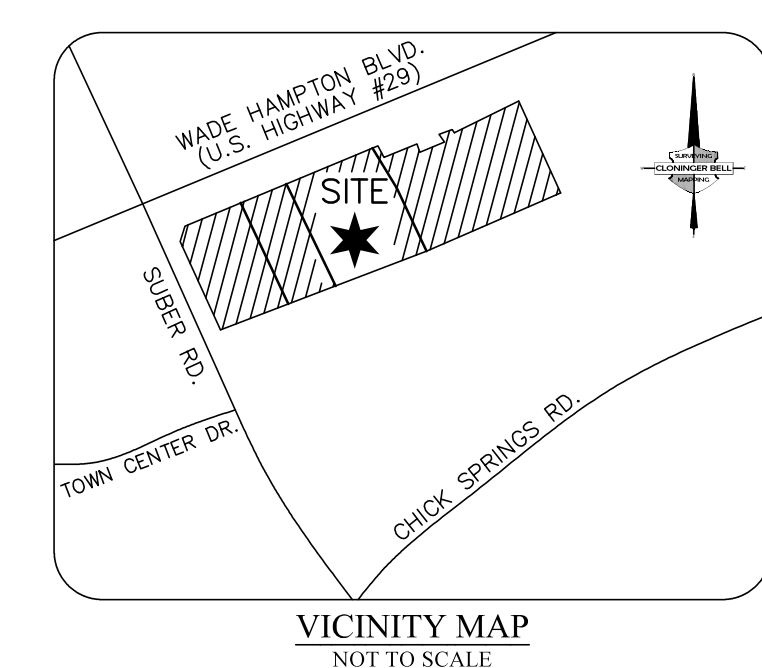
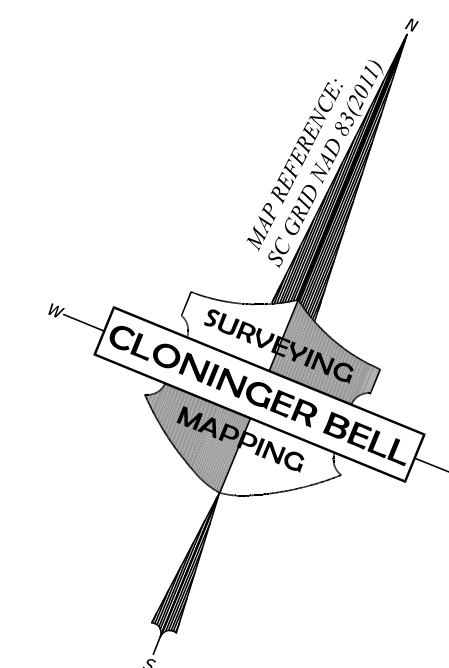
Edna McCracken
Witness #1

SWORN to before me this 28th day of March, 2007.
Notary Public for South Carolina

Hope M. Humphreys Carr (SEAL) My commission expires: 4/11/2008

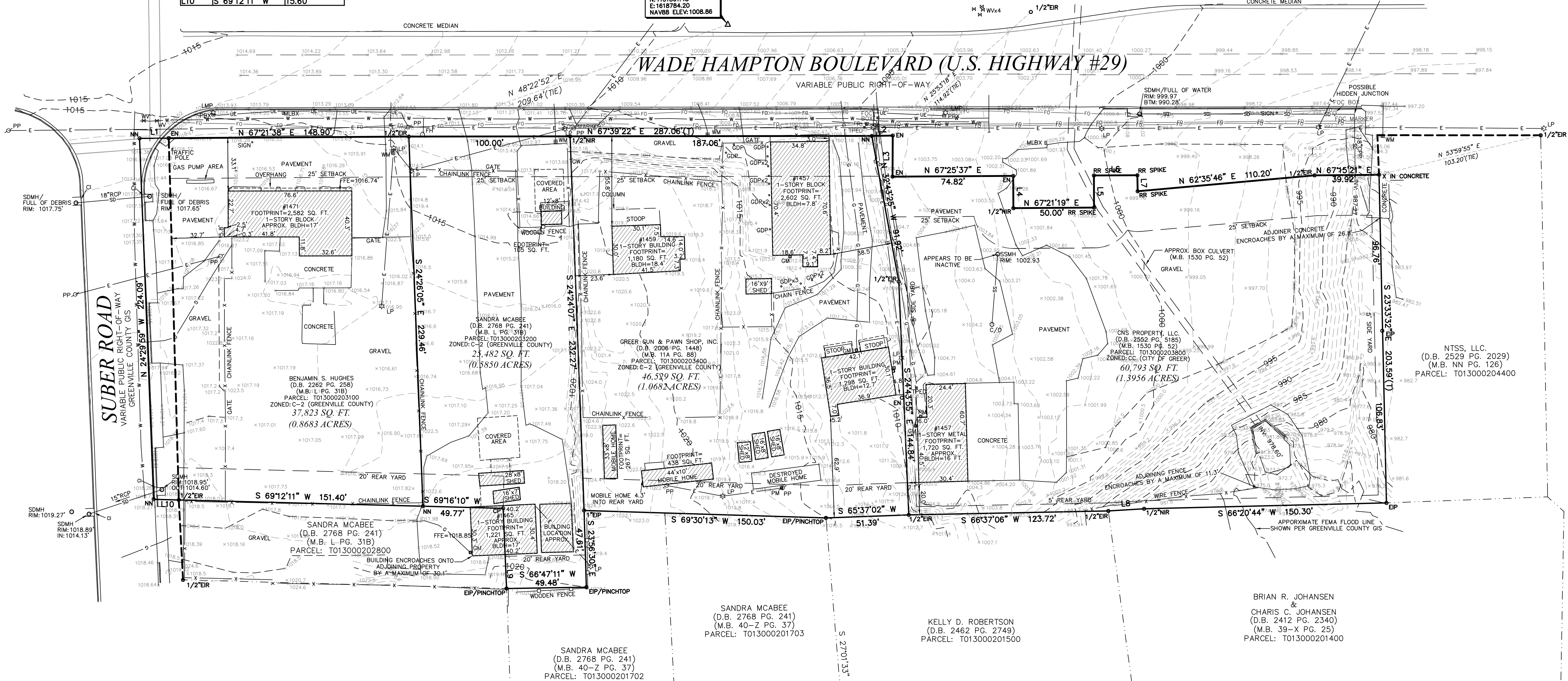
FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2007036348 Book: DE 2262 Page: 258-259
April 13, 2007 02:40:05 PM

Timothy J. Hannon



LINE	BEARING	DISTANCE
L1	N 67°21'38" E	18.10
L2	N 66°45'48" E	13.00
L3	S 21°55'29" E	25.46
L4	S 22°35'01" E	20.00
L5	N 22°28'42" W	19.97
L6	N 67°32'06" E	26.98
L7	S 23°12'18" E	6.92
L8	S 64°15'55" W	22.26
L9	N 24°43'38" W	49.80
L10	S 69°12'11" W	15.60

CONTROL POINT (NAIL)
 SC GRID NAD83
 N=13100.48
 E=1618784.20
 NAVD83 ELEV=1008.86

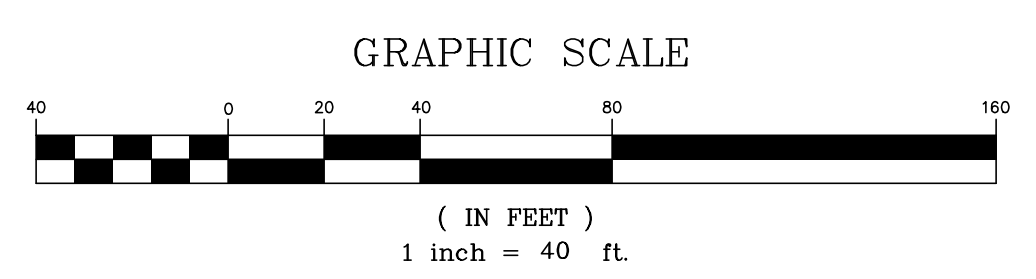


- NOTES:**
- ALL CORNERS MONUMENTED AS SHOWN.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, LLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - CONTOUR INTERVALS = 1 FT.
 - SITE LOCALIZED TO SC GRID NAD83 COORDINATES AND NAVD83 ELEVATIONS.

ZONING:
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: C-2
 MINIMUM SETBACK: 25 FT
 MINIMUM SIDE YARD: NONE
 MINIMUM REAR YARD: 20 FT
 MAXIMUM BUILDING HEIGHT: 45 FT
 FOR FURTHER INFORMATION CONTACT THE GREENVILLE COUNTY ZONING DEPARTMENT.

ZONING:
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: CC
 MINIMUM SETBACK: 25 FT
 MINIMUM SIDE YARD: 5 FT
 MINIMUM REAR YARD: 5 FT
 MAXIMUM BUILDING HEIGHT: 45 FT
 FOR FURTHER INFORMATION CONTACT THE CITY OF GREER ZONING DEPARTMENT.

- LEGEND:**
- BLDH - BUILDING HEIGHT
 - CO - CLEAN OUTF
 - CP - CALCULATED POINT
 - CI - CURB INLET
 - DB - DEED BOOK
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - GM - GAS METER
 - GW - GUY WIRE
 - GOP - GUARD POST
 - HVAC - HEATING, VENTILATION, AIR COND.
 - LP - LIGHT POLE
 - M.B. - MAP BOOK
 - MILBY - MAILBOX
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - PG - PAGE
 - PM - POWER METER
 - PP - POWER POLE
 - PBX - POWER BOX
 - RR - RAILROAD
 - R/W - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - SOMH - STORM DRAINAGE MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - WM - WATER METER
 - WT - WATER VALVE
 - PROPERTY LINE
 - PROPERTY LINE (ADJACENT)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (ADJACENT)
 - EASEMENT
 - SETBACK
 - STORM DRAINAGE LINE
 - FIBER OPTIC LINE
 - WATER LINE
 - GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE

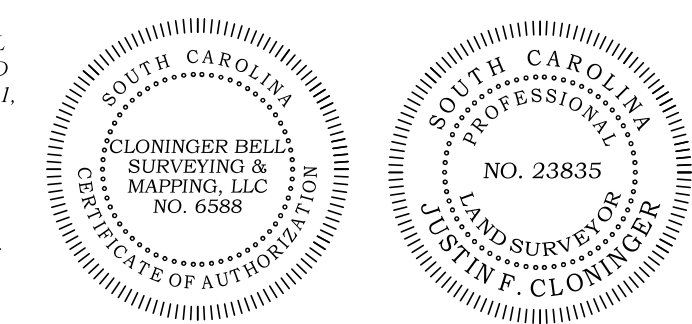


FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED DATE: AUGUST 18, 2014. COMMUNITY PANEL NO: 45045C0342E, 45045C0334F ZONE: AE, X

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ALTA CERTIFICATION:
 TO: WOODHAVEN DEVELOPMENT GROUP
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 7b, 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 14, 2026.

PRELIMINARY
 JUSTIN F. CLONINGER
 SCPLS NO. 23835
 justin@cloningerbell.com



ALTA & TOPOGRAPHIC SURVEY
 PREPARED FOR
WOODHAVEN DEVELOPMENT GROUP
 1471, 1465, 1459, 1457, 1455 WADE HAMPTON BOULEVARD
 CHICK SPRINGS TOWNSHIP, CITY OF GREER, GREENVILLE COUNTY, SC
 DEED REFERENCE: 2006-1448, 2262-258, 2552-5185, 2768-241
 TAX PARCEL: T013000203100, 3200, 3400, 3800

SURVEYING
CLONINGER BELL
MAPPING

CLONINGER BELL
 SURVEYING & MAPPING, LLC
 107 RIVERSIDE DR.
 MCADENVILLE, NC 28101
 704.864.9007

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
WA	JAH		1"=40'	JANUARY 14, 2026	5848

RZ 26-02

Aerial Map



RZ 26-02

Zoning Map



RZ 26-02

Future Land Use Map



RZ 26-02

Existing Conditions



RZ 26-02 – Staff Analysis & Recommendation

Request: Rezone to Traditional Neighborhood (TN)

Zoning/Land Uses: **North:** Manufacturing and Logistics (ML) – commercial

East: Manufacturing and Logistics (ML) – residential

South: Suburban Neighborhood (SN) – residential

West: Manufacturing and Logistics (ML) – commercial

Comprehensive Plan: Traditional Neighborhood

Staff Recommendation: Approval

**Staff Report to the City of Greer Planning Commission
Monday, April 13, 2026**

Case Number: RZ 26-02
Applicant: MacBuilt Construction LLC
Property Location: 202 Ford Street
Tax Map Numbers: G008000201200
Existing Zoning: Manufacturing and Logistics (ML)
Request: Rezone to Traditional Neighborhood (TN)
Size: 0.50 acres
Comprehensive Plan: Traditional Neighborhood (TN)

Analysis: **RZ 26-02**

RZ 26-02 is a rezoning request for one parcel at 202 Ford Street with a total acreage of 0.50 acres. The request is to rezone the parcels from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN) to allow for subdividing the parcel and building single family units.

Surrounding land uses and zoning include:

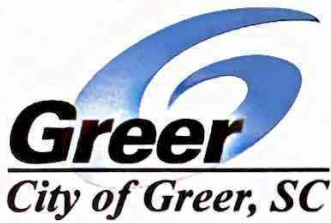
North:	Manufacturing and Logistics (ML) – commercial
East:	Manufacturing and Logistics (ML) – residential
South:	Suburban Neighborhood (SN) - residential
West:	Manufacturing and Logistics (ML) – commercial

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 for traditional neighborhood zoning is compatible with the Future Land Use map. The request will bring a legally non-conforming property into compliance and is compatible with the existing area, therefore staff recommends approval.

Staff Recommendation: Approval



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date _____

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

Tax Map Number(s) G008000201200

Property Address(s) 202 FORD ST, GREER SC 29650

Acreage of Properties 0.50 ACRES County GREENVILLE

Applicant Information	
Name	<u>PABLO SARAVIA</u>
Address	<u>613 PHILLIPS RD. GREER, SC 29650</u>
Contact Number	<u>PABLO SARAVIA</u>
Email	<u>[REDACTED]</u>
Business Name	<u>MACBUILT CONSTRUCTION LLC</u>

Property Owner Information <i>(If multiple owners, see back of sheet.)</i>	
Name	<u>MACBUILT CONSTRUCTION LLC</u>
Address	<u>613 Phillips Rd Greer, SC 29650</u>
Contact Number	<u>[REDACTED]</u>
Email	<u>[REDACTED]</u>
Business Name	<u>MACBUILT CONSTRUCTION LLC</u>

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 MANUFACTURING AND LOGISTICS to TRADITIONAL NEIGHBORHOOD.
Existing Use: VACANT LOT with a dilapidated RESIDENTIAL STRUCTURE Proposed Use: NEW SINGLE FAMILY HOMES

Signature(s)
PABLO R SARAVIA

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

See Reverse

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 _____

Prepared by:
HOLLIDAY INGRAM, LLC
25 E. Court Street, Suite 201, Greenville, SC 29601

State of South Carolina)

County of Greenville)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, Judy Gail Reid a/k/a Judy O. Reid Johnson, Jody Thomas Oliver, and Scott Dennis Oliver, (hereinafter called "Grantors"), in consideration of the sum of **NINETY THOUSAND AND 00/100 DOLLARS (\$90,000.00)**, to the Grantors in hand paid at and before the sealing of these presents, by **MacBUILT Construction, LLC**, (hereinafter called "Grantee") of the State of South Carolina, the receipt of which is hereby acknowledged, has/have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee,

MacBUILT Construction, LLC,
its successors and assigns forever,

ALL that parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, designated as Lot No. 12 on plat entitled, "Development No. 2, Victor Monaghan Co., Division of J. P. Stevens & Co., Inc., Greer Plant," prepared by Dalton & Neves, dated April 1947, recorded in the Register of Deeds Office for Greenville County, in Plat Book "P" at Page 119, and having following courses and distances:

BEGINNING at an iron pin on the Northeast side of Carolina Avenue, joint corner of Lots Nos. 11 and 12, and running thence with said Avenue, N. 54-39 W. 85 feet to an iron pin; thence N. 56-31 W. 46.5 feet to an iron pin; thence N. 33-29 E. 189.1 feet to an iron pin on alley; thence with alley, S. 54-41 E. 138.1 feet to an iron pin; thence S. 35-21 W. 187.6 feet to the BEGINNING.

This being that same property conveyed unto Gail Wood Oliver and Willie Thomas Oliver by Deed from Dorothy J. Wood reserving a life estate, dated 05/02/1969 and recorded on 05/05/1969 in Deed Book 867 at Page 285, in the Office of the Register of Deeds for Greenville County, South Carolina. Gail Wood Oliver died testate on 03/04/2012 devising her interest in the property to Willie Thomas Oliver as shown by that Deed of Distribution recorded on 02/04/2013 in Deed Book 2418 at Page 5727 in the same Register of Deeds Office. Willie Thomas Oliver died on 01/21/2014 devising his interest in the property to Judy Gail Reid aka Judy O. Reid Johnson, Jody Thomas Oliver, and Scott Dennis Oliver as shown by that Deed of Distribution recorded on 10/15/2014 in Deed Book 2453 at Page 2123 in the same Register of Deeds Office.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 202 Ford Street, Greer, SC 29650

TMS No.: G008.00-02-012.00

TOGETHER with all and singular the rights, members, hereditaments 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, and the Grantee's heirs and assigns forever.

AND, the Grantor(s) does hereby bind the Grantor(s), the Grantor's heirs or successors, executors, and administrators, to warrant and forever defend all and singular said premises unto the Grantee(s), the Grantee's heirs and assigns, against the Grantor(s), the Grantor's heirs, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the opposite, including the neutral. Such words of inheritance shall be applicable as are required by the gender of the Grantee(s).

WITNESS the Grantor's hand and seal this the 29 day of March, 2019.

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]
Witness No. 1

Judy Gail Reid a/k/a Judy O. Reid Johnson
Judy Gail Reid a/k/a Judy O. Reid Johnson

[Signature]
Witness No. 2

Jody Thomas Oliver
Jody Thomas Oliver

Scott Dennis Oliver
Scott Dennis Oliver

State of South Carolina)
County of Greenville)

ACKNOWLEDGMENT

I, Robert S Ingram III, a Notary Public for the State of South Carolina, do hereby certify that the above-named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 29 day of March, 2019.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 3-1-23

