



**AGENDA**  
**Greer Planning Commission**

**May 18, 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. April Planning Commission Meeting Minutes

**New Business**

- i. AN 26-05 - E Gap Creek Road Museum Caretaker Cottage
- ii. RZ 26-03 E Gap Creek Road Museum
- iii. RZ 26-05 111 Albert Street
- iv. REV 26-01 Blue Ridge Plantation Statement of Intent Major Revision

**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](mailto: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**

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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**

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**Aviso según la Ley de Estadounidenses con Discapacidades**

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**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**

**Members Present:** Walden Jones, Chair  
William Lavender, Vice-Chair  
Shelley Medford  
Lynn Mahaffee  
Judy Jones

**Members Absent:** Adam Thoma

**Staff Present:** Heather Stahl, Planner II  
Andy Boyles, Planner

**Call to Order & Determination of Quorum**

*Mr. Jones called the Planning Commission meeting to order at 6:31pm, read the opening statements, and noted that a quorum was present.*

**Approval of Minutes**

- i. March GPC Minutes

***ACTION*** – *Mr. Lavender made a motion to approve the minutes of the March 2026 Planning Commission meeting. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.*

**Old Business**

*Mr. Jones opened the old business portion of the meeting and read some introductory remarks explaining the purpose of the old business section.*

- i. Planning Commission Rules of Procedure

*Mr. Jones opened the old business meeting for the Planning Commission's Rules of Procedure.*

*Ms. Stahl presented the Rules of Procedures and outlined some of the changes made to the Rules since the Commission had last seen them in its March meeting.*

*Mr. Jones asked if there was anything about the Rules of Procedure that the Commission would like to discuss. Hearing none, he called for motions.*

**ACTION** – *Mr. Lavender made a motion to approve the Planning Commission Rules of Procedure. Ms. Medford seconded the motion. The motion passed with a vote of 5-0.*

## **New Business**

*Mr. Jones opened the new business portion of the Planning Commission meeting.*

- 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. Buncombe Road.*

*Mr. Jones opened the new business meeting for PP 26-02 and called on staff to give the basic information of the request.*

*Ms. Stahl came forward and presented the basic information of the request and staff's recommendation of approval, citing the preliminary plat's compliance with the standards outlined in the Unified Development Ordinance.*

*Mr. Jones opened the public comment section for PP 26-02 and called the applicant forward.*

*Michael Roth, representative of TMC Development (applicant), came forward. Mr. Roth outlined some of the project's background and reminded the Commission that they had already seen a version of this project recently when it went through the rezoning process. He said that the plans were very similar to what they saw back then and that there was a traffic impact analysis required when they rezoned. The TIA study recommended no improvements.*

*Mr. Jones asked if there was anyone else present to speak for or against the request. Seeing none, he closed the public comment section for PP 26-02.*

*Mr. Jones asked the Commission if anyone had anything further to discuss regarding PP 26-02. Hearing none, he called for motions.*

**ACTION** – *Ms. Medford made a motion to approve PP 26-02, the preliminary plat for the Hannah Grove development comprising 72 single family detached homes. Mr. Lavender seconded the motion. The motion passed with a vote of 5-0.*

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.

*Mr. Jones opened the new business meeting for AN 26-03 and called on staff to give the basic information of the request.*

*Ms. Stahl came forward and outlined the basic information of the request and gave staff's recommendation of approval, citing consistency with the adopted Future Land Use map and the existing surrounding land uses.*

*Mr. Jones opened the public hearing for AN 26-03 and called the applicant forward.*

*Steve Davis (applicant) came forward and explained that he was requesting annexation because he wanted to build a single-family home and have it within city limits.*

*Mr. Jones asked if there was anyone else present to speak for or against the request. Hearing none, he closed the public hearing for AN 26-03.*

*Mr. Jones asked if there was anything further the Commission would like to discuss in regard to this request. There was no further discussion, so he called for motions.*

**ACTION** – *Ms. Jones made a motion to recommend approval of AN 26-03, annexing and zoning one (1) parcel as Suburban Neighborhood (SN). Ms. Medford seconded the motion. The motion passed with a vote of 5-0.*

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.

*Mr. Jones opened the new business meeting for AN 26-04 and called on staff to present the basic information of the request.*

*Ms. Stahl gave the basic information of the request and presented staff's recommendation of approval, citing consistency with surrounding land uses and zoning classifications.*

*Mr. Jones opened the public hearing for AN 26-04 and called the applicant forward.*

*Thomas Lynde (representative of applicant) came forward to explain that they wished to build a bank with a drive-through on this site.*

*Mr. Jones asked if there was anyone else present to speak for or against this request. Hearing none, he closed the public hearing for AN 26-04.*

*Mr. Jones asked if the Commission had any questions or objects for further discussion.*

*Ms. Mahaffee asked if this request would include the yard behind the existing business. Ms. Stahl said yes, this request would include everything within the bounds of the subject parcel, including that yard.*

*There being no further discussion, Mr. Jones called for motions.*

**ACTION** – *Ms. Medford made a motion to recommend approval of AN 26-04, annexing and zoning one (1) parcel as Commercial Corridor (CC). Mr. Lavender seconded the motion. The motion passed with a vote of 5-0.*

iv. RZ 26-02 202 Ford Road ML to SN

*A request to rezone one (1) parcel located at 202 Ford Road from Manufacturing and Logistics (ML) to Suburban Neighborhood (SN) to allow for the construction of additional residential units.\*\*\**

**\*\*\*NOTE: This description of the request was as it appeared on the agenda. However, as outlined in the minutes below, this description was incorrect. The applicant was requesting to rezone from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN), not Suburban Neighborhood (SN).**

*Mr. Jones opened the new business meeting for RZ 26-02 and asked staff to come forward and present the basic information of the request.*

*Ms. Stahl gave the basic information of the request and staff's recommendation of approval. The presentation said that the applicant was requesting a rezoning to Suburban Neighborhood (SN).*

*Mr. Jones opened the public hearing for RZ 26-02 and called the applicant forward. Pablo Saravia (applicant) came forward and explained that he was requesting rezoning in order to raze the existing run-down house on the property, split the lot into four (4), and build new homes.*

*Mr. Saravia's comment on the number of lots he was wishing to create prompted discussion among the Commission, staff, and the applicant, since the existing lot could not be split into four (4) under the Suburban Neighborhood (SN) zoning district standards, which require lots to be at least 10,000 square feet. The Chair's script, staff's presentation, and the meeting agenda all said that the applicant was requesting Suburban Neighborhood (SN) zoning.*

*The applicant clarified that he was requesting the zoning district which allows for 5,000 square foot lots – that is, Traditional Neighborhood (TN).*

*Staff checked the information on the application and on the advertisement materials and confirmed that what was submitted to them – and what they advertised for – did indeed say that the applicant was requesting Traditional Neighborhood (TN).*

*Staff clarified that the request was actually for a rezoning from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN). This was what the applicant actually requested and what staff advertised – the chair script, staff presentation, and agenda were just inaccurate.*

*With the applicant's request straightened out, Mr. Jones asked if there was anyone present to speak for or against the request. Hearing none, he closed the public hearing for RZ 26-02.*

*Mr. Lavender said that he thought Traditional Neighborhood (TN) zoning was appropriate for this area.*

**ACTION** – *Mr. Lavender made a motion to recommend approval of RZ 26-02, rezoning one (1) parcel from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN). Ms. Mahaffee seconded the motion. The motion passed with a vote of 5-0.*

## **Other Business**

### **i. Planning and Zoning Staff Updates**

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

*Ms. Stahl gave a few staff updates, thanking the Commission for attending the recent MASC training session and informing them that Mr. Booker had resigned from the Planning Commission due to conflicts with his work schedule.*

*Mr. Boyles came forward and introduced the Commission to the Planning & Development Department's new Building Greer Together Dashboard. He explained that the dashboard was intended to keep the public better informed of what was going on in the city, serving as a supplement to the state-required public notice for cases such as rezonings, annexations, and more. He gave a brief demonstration of the dashboard's functionality, showing where to find it and how to use it.*

## **Adjournment**

*Mr. Jones called for motions to adjourn. Mr. Lavender moved to adjourn. The meeting adjourned at 7:01pm.*

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# AN 26-05 Annexation

**Applicant:** Tsanali Property LLC

**Address:** 3062 E Gap Creek Rd.

**Parcel ID Numbers:** 0536010104101

**Existing Zoning:** Unzoned Greenville County

**Request:** Annex and zone to Office Professional (OP)



# AN 26-05

Aerial Map



# AN 26-05

Zoning Map



# AN 26-05

## Future Land Use Map



# AN 26-05

Existing Conditions



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# AN 26-05

## Staff Analysis & Recommendations

**Request:** Annex and zone to Office Professional (OP)

**Zoning/Land Uses:**

- North:** Unincorporated Greenville County – residential, undeveloped
- East:** Rural Residential (RR) – Greer Middle School & Greer High School
- South:** Design Review District (DRD)\* - proposed museum development
- West:** Design Review District (DRD)\* - proposed museum development

\*Currently zoned DRD, but requesting a rezoning to Office Professional (OP)

**Comprehensive Plan:** Suburban Neighborhood

**Staff Recommendation: Approval**



# Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: [planning@cityofgreersc.gov](mailto: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:	

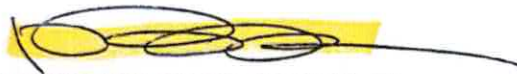
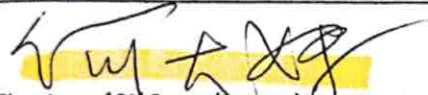
Description of existing or proposed development:



# Annexation Petition Owner Signature Page

City of Greer, South Carolina


Application Information and Questions: [planning@cityofgreersc.gov](mailto: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 <input type="checkbox"/> County <input checked="" type="checkbox"/> LLC	<input type="checkbox"/> <b>Attorney-in-Fact or Agent for the Ownership Type Checked Below</b> <i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i> <b>The owner is a(n):</b> <input checked="" type="checkbox"/> Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation ( <i>Affix Seal</i> ) <input checked="" type="checkbox"/> LLC <input checked="" type="checkbox"/> Other <u>Husband &amp; Wife</u>
Owner(s) Sign on Lines Below	Address of Owner(s)
	3148 E Gap Creek Rd Greer, SC 39651
Signature of Owner/Partnership/LLC/Agent	3148 E Gap Creek Rd Greer, SC 39651
Yunshui Chen, Tsanali Property, LLC	Yunshui Chen and Daimei He are sole owners <b>OF TSANALI PROPERTY LLC</b>  <b>SEE ARTICLES OF ORGANIZATION</b> <b>THERE IS NO SEAL</b> <i>(Affix Corporate Seal)</i>
Print Name of Owner/Partnership/LLC/Agent	
	
Signature of 2 <sup>nd</sup> Owner/Partner/Corporate Secretary	
Daimei He, Tsanali Property LLC	
Print Name of 2nd Owner/Partner/Corporate Secretary	
<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 &amp; Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.</i>	

Lanier Law Firm, LLC  
113 Pelham Commons Blvd.  
Greenville, SC 29615

26-133

State of South Carolina )  
County of Greenville )

 2026018096  
DEED Book: DE 2784 Page: 0369 - 0370 2 Pgs  
March 23, 2026 02:44:19 PM Cons: \$300,000.00  
Rec: \$15.00 Cnty Tax: \$330.00 State Tax: \$780.00  
FILED IN GREENVILLE COUNTY, SC *Timothy J. Hanney*

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that **William C. Arledge** (hereinafter called "Grantor"), in consideration of **Three Hundred Thousand And No/100 Dollars** to the Grantor in hand paid at and before the sealing of these presents, by **Tsanali Property LLC** (hereinafter called "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

**Tsanali Property LLC**

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, being shown and designated as a portion of Lot No. 2 & a portion of Lot No. 3, containing 0.789 acres, more or less, "Caswell L. Cooper Property", upon plat made for "Thomas and Terri Thomason", dated 2/12/2003, prepared by Souther Land Surveying, and recorded in the ROD Office for Greenville County, SC in Plat Book 46-R, Page 32. Reference is hereby made to said plat for a more complete metes and bounds description thereof.

THIS being the same property conveyed to William C. Arledge by deed of The United States Department of Housing and Urban Development, a/k/a Secretary of Housing and Urban Development of Washington, D.C dated April 12, 2016 and recorded April 15, 2016 in the ROD Office for Greenville County, SC in Deed Book 2486, Page 332.

TMS: TAX MAP NO.: 0536010104101

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: 7820 Reidville Rd. Ste 100, Greer SC

Property Address: 3062 E. Gap Creek Road, Greer, SC 29651

*29651*

**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 do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against 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 others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

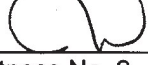
**WITNESS** the Grantor's hands and seals this the 18th day of March, 2026.

**SIGNED, SEALED AND DELIVERED**

in the presence of:

  
\_\_\_\_\_  
Witness No. 1

  
\_\_\_\_\_  
William C. Arledge

  
\_\_\_\_\_  
Witness No. 2

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

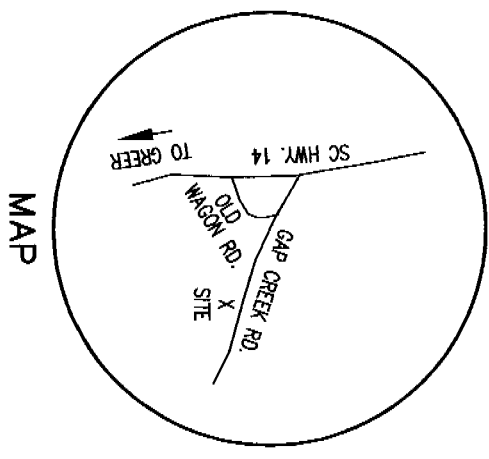
Signed and sworn to before me the 18th of March, 2026, by *William C Arledge*

  
\_\_\_\_\_  
Notary Public

Affix stamp/seal: *6/26/33*



VICINITY



THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

I hereby state that to the best of my knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the minimum standards manual for the practice of land 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.

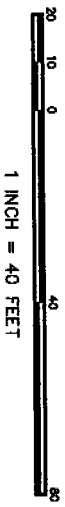
LINE	LENGTH	BEARING
(TIE) L1	19.37	S67°24'42"E
(TIE) L2	33.09	N18°04'25"E
(TIE) L3	48.07	S18°08'59"W

- LEGEND**
- 1/2" REBAR FOUND
  - 1/2" REBAR SET IN ROAD
  - 3/4" PIPE SET IN ROAD
  - 5/8" REB SET IN ROAD

NOTES:

ALL PINS ARE 1/2" REBAR OR 3/4" PIPES IN ROAD, UNLESS OTHERWISE NOTED.

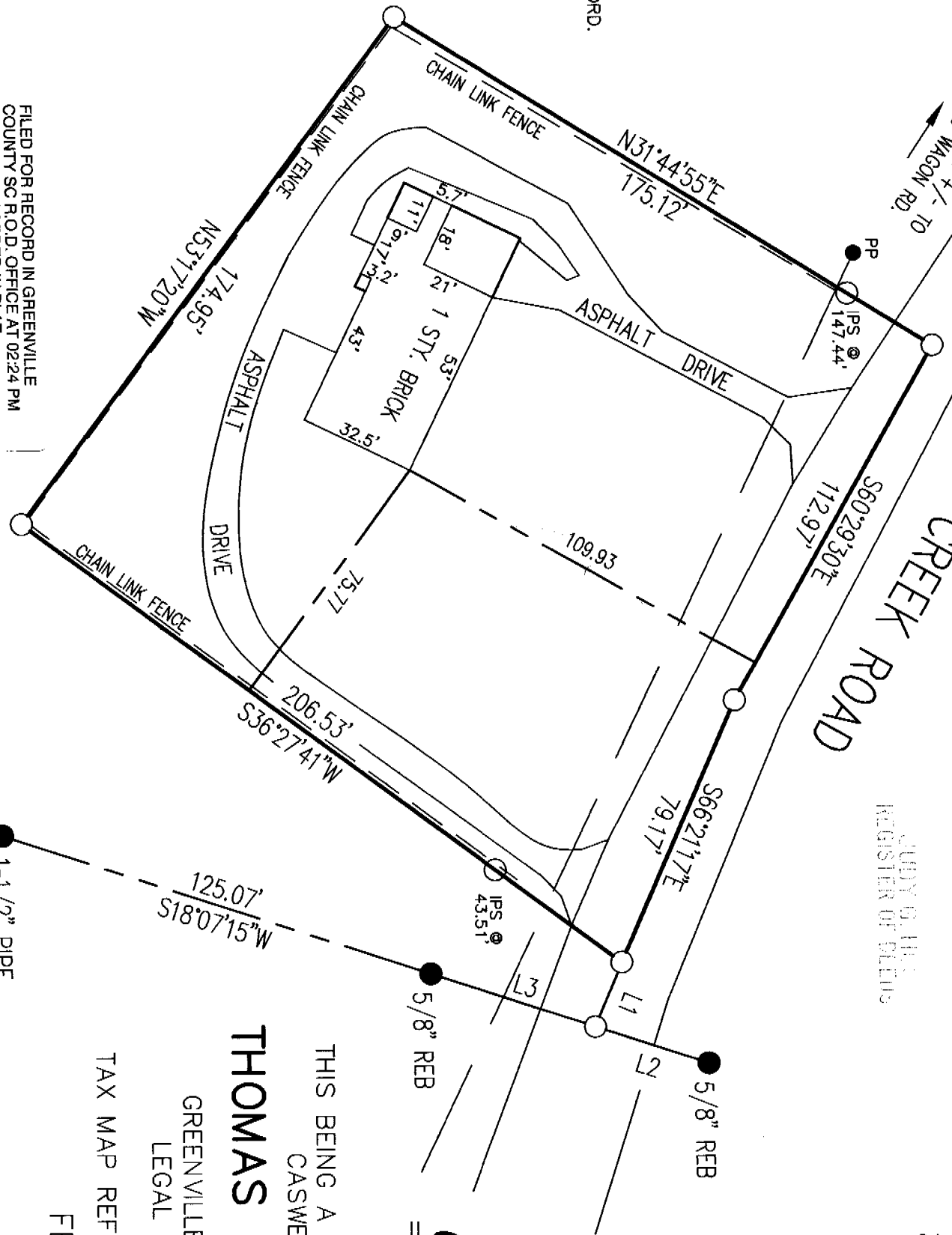
GRAPHIC SCALE



FILED FOR RECORD IN GREENVILLE COUNTY SC R.O.D. OFFICE AT 02:24 PM 02/28/03 RECORDED IN PLAT BOOK 46-R PAGE 0032 THRU 0000 DOC # 2003023980

*George B. Souther*

**46 R-32**



FILED GREENVILLE, SC 2003 FEB 28 P 2:24



**SOUTHER**  
LAND SURVEYING

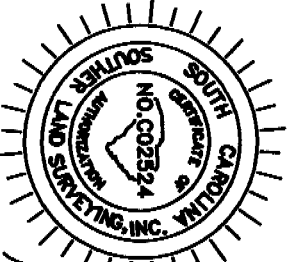
11471 ASHEVILLE HWY  
INMAN, SC 29349  
864.473.1240

MAG. NORTH

**0.789 ACRES**

THIS BEING A PORTION OF LOTS 2 & 3 OF THE CASWELL L. COOPER PROPERTY.  
**THOMAS & TERRI THOMASON**

GREENVILLE COUNTY, SOUTH CAROLINA  
LEGAL REFERENCE: DB 571.p. 524  
PB EEE .p. 193  
TAX MAP REFERENCE: P/O 0536.01-01-041.00  
FEBRUARY 12, 2003



GEORGE B. SOUTHER P.L.S. 21232  
JOB NO. 00380

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, May 18, 2026**

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**DOCKET:** AN 26-05

**APPLICANT:** Tsanali Property LLC

**PROPERTY LOCATION:** 3062 E Gap Creek Rd

**TAX MAP NUMBER:** 0536010104101

**EXISTING ZONING:** Unzoned Greenville County

**REQUEST:** Annex and zone to Office Professional (OP)

**SIZE:** 0.789 acres

**COMPREHENSIVE PLAN:** Suburban Neighborhood

**ANALYSIS:** **AN 26-05**

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**AN 26-05** is an annexation and zoning request for one parcel located at 3062 E Gap Creek Road with a total acreage of 0.789 acres. The request is to annex and zone the parcel to Office Professional (OP) and the intent is to use the property as a caretaker cottage for the associated museum project that is proposed on the adjacent parcels. (RZ26-03)

Surrounding land uses and zoning include:

- North: Unincorporated Greenville County – residential, undeveloped
- East: Rural Residential (RR) – Greer Middle School & Greer High School
- South: Design Review District (DRD)\* - proposed museum development
- West: Design Review District (DRD)\* - proposed museum development

\*Currently zoned DRD, but requesting a rezoning to Office Professional (OP)

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Local streets are often designed in a curvilinear pattern with occasional cul-de-sacs to respond to and protect natural features. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, trails, and interconnected community open space.

- **Primary Uses:** Single-family attached and detached residential, townhomes, senior housing, parks
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), small-scale neighborhood commercial uses

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

**STAFF RECOMMENDATION: Approval**

# RZ 26-03 Rezoning

**Applicant:** Tsanali Property LLC  
**Address:** E Gap Creek Rd  
**Parcel ID Numbers:** 0536010104100, 0631040101708  
**Existing Zoning:** Design Review District (DRD)  
**Request:** Rezone to Office Professional (OP)



# RZ 26-03

Aerial Map



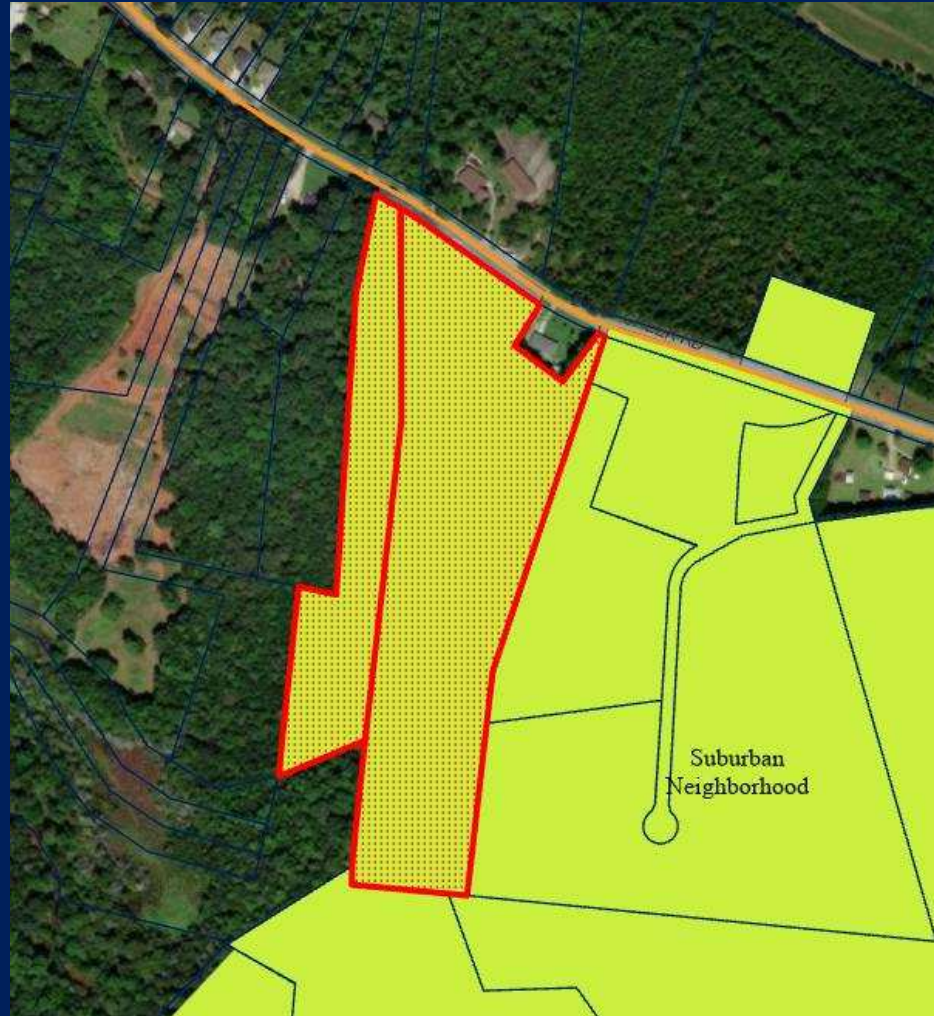
# RZ 26-03

Zoning Map



# RZ 26-03

## Future Land Use Map



# RZ 26-03

Existing Conditions



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# RZ 26-03

## Staff Analysis & Recommendations

**Request:**

Rezone to Office Professional (OP)

**Zoning/Land Uses:**

**North:** Unincorporated Greenville County – residential, undeveloped

**East:** Rural Residential (RR) – Greer Middle School & Greer High School

**South:** Rural Residential (RR), unincorporated Greenville County – undeveloped

**West:** Unincorporated Greenville County – undeveloped

**Comprehensive Plan:** Suburban Neighborhood

**Staff Recommendation: Approval**



**ZONING MAP AMENDMENT APPLICATION  
(REZONING)**

Date 02/24/26

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

Tax Map Number(s) 0536010104100, 0631040101708

Property Address(s) E GAP CREEK RD

Acreage of Properties 24.09 County GREENVILLE

**Applicant Information**

Name ALLEN STINE (AGENT)  
 Address 360 PACKS MOUNTAIN RIDER RD, TAYLERS SC 29687  
 Contact Number [REDACTED]  
 Email [REDACTED]  
 Business Name \_\_\_\_\_

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

Name YUNSHUI CHEN  
 Address 3148 E GAP CREEK RD, GREER SC 29651  
 Contact Number [REDACTED]  
 Email \_\_\_\_\_  
 Business Name [REDACTED]

*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 DESIGN REVIEW DISTRICT(DRD) to OFFICE PROFESSIONAL(OP).

Existing Use: DRD Proposed Use: OP

Signature(s)   
ALLEN E. STINE

*All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)*


*See Reverse*



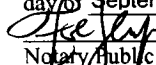


PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at E. Gap Road, Greer, SC TMS 0536010104100 and 0631040101708, bearing Greenville County Tax Map Number above, was transferred by PAKT Divine, LLC to Tsanali Property, LLC on September 12, 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 as 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.)
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 \$686,223.21.
  - (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. 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 item 4 above here: \$686,223.21
  - (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here)
  - (c) Subtract line 6(b) from line 6(a) and place result here: \$686,223.21
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : \$2,541.90.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing attorney.
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.

  
Responsible Person Connected with the Transaction

Matthew H. Henrikson  
Print or Type Name Here

SWORN to before me this 12th  
day of September 2025  
  
Notary Public for South Carolina  
My Commission Expires: 8-4-2035  
Zoe R. Henrikson

## 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. 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 constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided 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 such stock or interest held by the grantor. However, 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 of 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; and
- (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 executed pursuant to foreclosure proceedings;
- (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;
- (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.

NOTE: EXCEPT AS SPECIFICALLY STATED AND/OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH ARE UNKNOWN TO THE SURVEYOR BUT APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THE SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF SUBSURFACE AND UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE AN EXISTING ROAD OR ALTER ANY PROPERTY LINES. THIS PLAN IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

PROPERTY INFORMATION

**PARCEL 1**  
OWNER: ALLEN E. STINE  
DEED BOOK 2630, PAGE 2804  
PLAT BOOK EE, PAGE 193 B  
TMS# 0631040101708

**PARCEL 2**  
OWNER: ALLEN E. STINE  
DEED BOOK 2632-2798  
PLAT BOOK 1421, PAGE 32  
TMS# 0631040101708

NOTES:

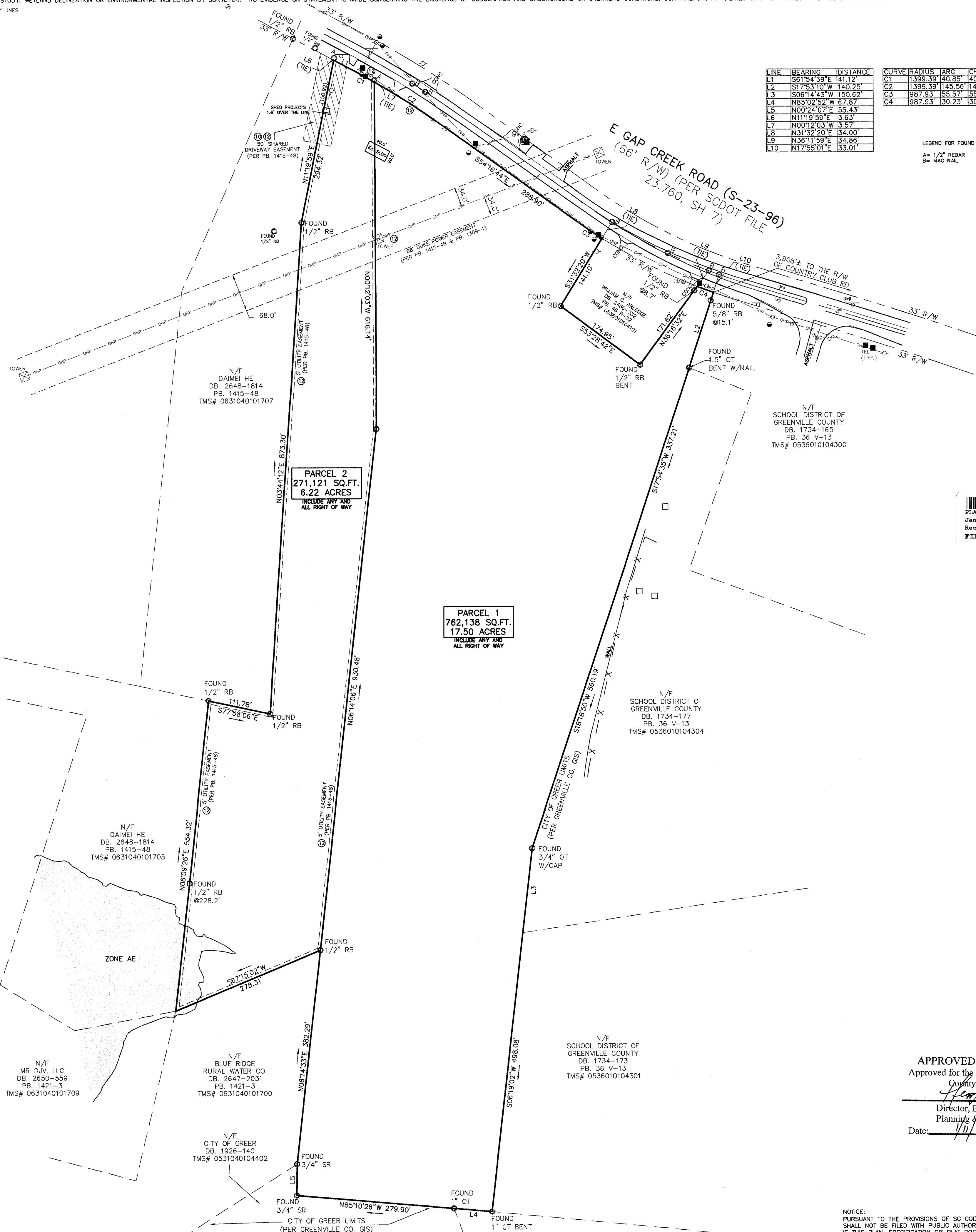
- 1.) ACCORDING TO FIRM PANEL 45045C0351F FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF MAY 4, 2021, PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- 2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
- 3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
- 4.) ALL PROPERTY CORNERS ARE 1/2" REBAR SET UNLESS OTHERWISE NOTED.
- 5.) EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK. **-NONE OBSERVED AT TIME OF SURVEY.**
- 6.) PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK. **-NONE OBSERVED AT TIME OF SURVEY.**
- 7.) THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITHOUT ANY GAPS OR GORES.
- 8.) PER GREENVILLE COUNTY GIS

ZONING: UNZONED

LINE	BEARING	DISTANCE	CURVE RADIUS	ARC	CHORD	BEARING	DELTA
L1	S61°54'39"E	41.12'					
L2	S17°53'10"W	140.93'					
L3	S06°14'43"W	150.62'					
L4	N85°02'52"W	67.87'					
L5	N00°24'07"E	55.43'					
L6	N11°19'59"E	3.63'					
L7	N00°12'03"W	3.57'					
L8	N31°32'20"E	34.00'					
L9	N36°11'59"E	34.86'					
L10	N17°55'01"E	33.01'					

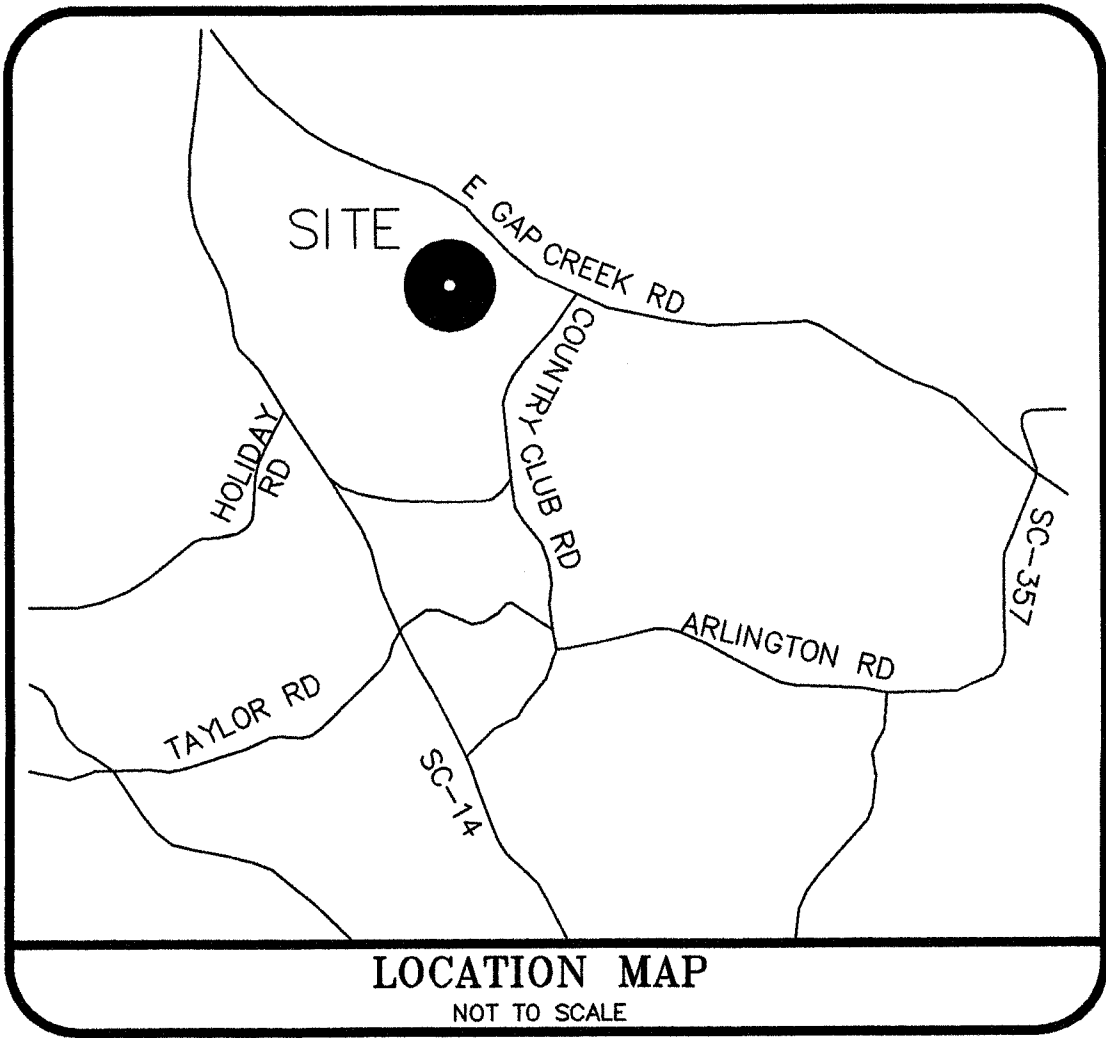
LEGEND FOR FOUND PINS:

A= 1/2" REBAR  
B= MAG NAIL

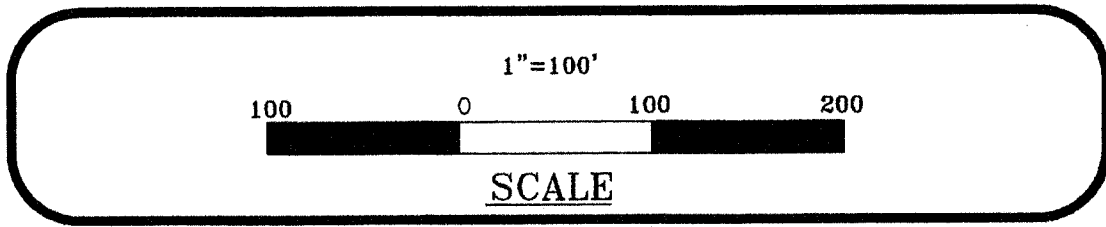


2023001762  
PLAT/LG Book: PL 1452 Page: 0073 1 Pgs  
January 11, 2023 10:54:48 AM  
Rec#: 425.00  
FILED IN GREENVILLE COUNTY, SC *Taylor & Herring*

P.O. BOX 8494 GREENVILLE, SC 29604  
(864) 272-0274 info@3dls.net



DRAWN BY:	DATE:	DEED BOOK:	
ONS	4-13-22	SEE NOTES	
CHK'D BY:	DATE:	PLAT BOOK:	
DMM	4-13-22	SEE NOTES	
FIELD CREW:	DATE:	3DLS PROJECT#	
JM/JP	4-8-22	3D-220042	
TAX MAP#	0536010104100 & 0631040101708		
REV#	DATE	REVISIONS	DESCRIPTION

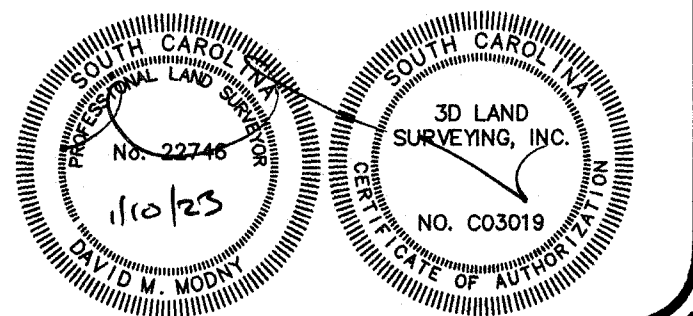


**LEGEND**

CT CRIMP TOP	GP GAS VALVE
EP EDGE OF PAVEMENT	LP LIGHT POLE
SR SOLID ROD	MHSD MANHOLE (SD)
N&C NAIL & CAP	MHSS MANHOLE (SS)
OT OPEN TOP	PF POWER POLE
RB REBAR	TEL TELEPHONE PFD
R/W RIGHT OF WAY	WM WATER METER
ELC ELEC TRANS	WV WATER VALVE
GM GAS METER	CB CATCH BASIN
FD FIRE HYDRANT	DI DROP INLET
CTV CABLE TV	SD STORM DRAIN
X FENCE LINE	SS SANITARY SEWER
FOC FIBER OPTIC CABLE	UGP UNDERGROUND POWER
GAS GAS LINE	UGT UNDERGROUND TEL
OHP OVERHEAD POWER	W WATER LINE
OHT OVERHEAD TELEPHONE	

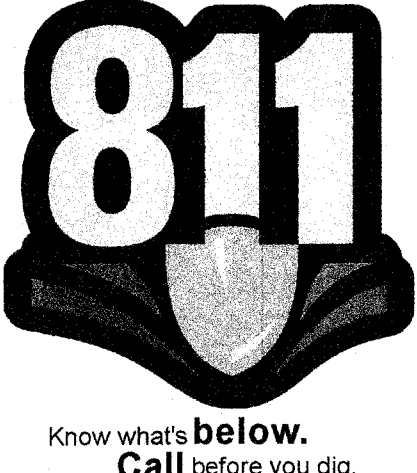
**SURVEY FOR**  
**PAKT DIVINE, LLC**  
24009 E GAP CREEK ROAD, GREER 29651  
GREENVILLE COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.L.R.M. FLOOD HAZARD AREA.



APPROVED BY CITY OF GREER  
Approved for the recording in the office of the  
County Register of Deeds  
*[Signature]*  
Director, Building & Zoning, or  
Planning & Zoning Coordinator  
Date: 1/11/2023

NOTICE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, May 18, 2026**

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**DOCKET:** RZ 26-03

**APPLICANT:** Tsanali Property LLC

**PROPERTY LOCATION:** E Gap Creek Rd

**TAX MAP NUMBER:** 0536010104100, 0631040101708

**EXISTING ZONING:** Design Review District (DRD)

**REQUEST:** Rezone to Office Professional (OP)

**SIZE:** 23.72 Acres

**COMPREHENSIVE PLAN:** Suburban Neighborhood

**ANALYSIS:** **RZ 26-03**

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**RZ 26-03** is a rezoning request for two parcels located on E Gap Creek Road with a total acreage of 23.72 acres. The request is to rezone the parcels to Office Professional (OP) and the intent is to build a museum/event center on the property.

Surrounding land uses and zoning include:

- North: Unincorporated Greenville County – residential, undeveloped
- East: Rural Residential (RR) – Greer Middle School & Greer High School
- South: Rural Residential (RR), unincorporated Greenville County – undeveloped
- West: Unincorporated Greenville County – undeveloped

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Local streets are often designed in a curvilinear pattern with occasional cul-de-sacs to respond to and protect natural features. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, trails, and interconnected community open space.

- **Primary Uses:** Single-family attached and detached residential, townhomes, senior housing, parks
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), small-scale neighborhood commercial uses

This request is compatible with the existing institutional uses in the area (schools). It is also in-line with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

**STAFF RECOMMENDATION: Approval**

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# RZ 26-05

## Rezoning

**Case Number:** RZ 26-05

**Applicant:** Jermin Fuentes

**Address:** 111 Albert St

**Parcel ID Numbers:** G001000300601

**Existing Zoning:** Commercial General (CG)

**Request:** Rezone to Traditional Neighborhood (TN) and remove from the Downtown Entryway overlay

# RZ 26-05

Aerial Map



# RZ 26-05

Zoning Map



# RZ 26-05

Downtown Entryway  
Overlay Map



# RZ 26-05

## Future Land Use Map



# RZ 26-05

Existing Conditions



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# RZ 26-05

## Staff Analysis & Recommendations

**Request:** Rezone to Traditional Neighborhood (TN)

**Zoning/Land Uses:**

- North:** Suburban Neighborhood (SN) – residential
- East:** Commercial General (CG) – retail (food truck)
- South:** Commercial General – retail (gas station)
- West:** Suburban Neighborhood (SN) – residential

**Comprehensive Plan:** Traditional Neighborhood

**Staff Recommendation: Approval**



**ZONING MAP AMENDMENT APPLICATION  
(REZONING)**

Date 4-28-26

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

Tax Map Number(s) 6001000300601

Property Address(s) 111 Albert St Greer SC 29651

Acreage of Properties 0.124 County Greenville

**Applicant Information**

Name Jermin Alejandro Fuentes

Address 116 Cliffside Dr  
Greer SC 29651

Contact Number [REDACTED]

Email [REDACTED]

Business Name Haze Hardscapes

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

Name Jermin Alejandro Fuentes

Address 116 Cliffside Dr  
Greer SC 29651

Contact Number [REDACTED]

Email [REDACTED]

Business Name Haze Hardscapes

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 Commercial to Residential.

Existing Use: N/A Proposed Use: Single Family Home

Signature(s) [Signature]

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://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** \_\_\_\_\_



2026027151

5 Pgs

QCD Book: DE 2787 Page: 5397 - 5401

April 28, 2026 08:51:34 AM Cons: \$5.00

Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT

E-FILED IN GREENVILLE COUNTY, SC *Timothy J. Hanney*

State of South Carolina )  
 )  
County of Greenville ) **Quit Claim Deed**

**Grantee's Address: 111 Albert Street, Greer, SC 29651**

**Know all men by these presents, that Maria Espinal** (hereinafter "Grantor(s)"), of the State and County aforesaid, in consideration of **Five Dollars and no cents (\$5.00)** and no other valuable consideration, to me in hand paid by **Jermin Fuentes** (hereinafter "Grantee(s)"), of the State and County aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said **Jermin Fuentes** his heirs, successors and assigns forever, all that certain piece parcel or lot of land to wit:

**See "EXHIBIT A" attached hereto and made a part hereof**

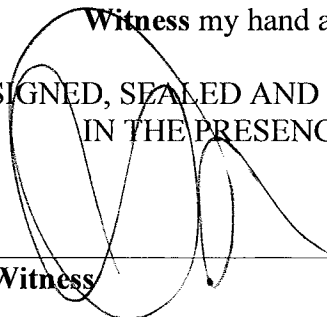
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

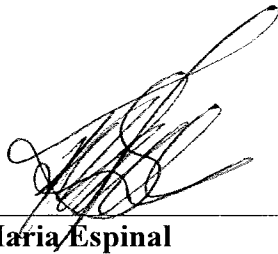
to have and to hold all and singular the premises before mentioned unto said **Jermin Fuentes**

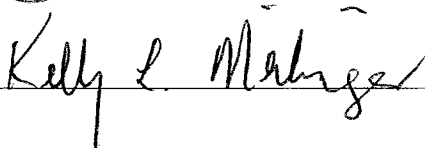
and I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend all and singular said premises unto said **Jermin Fuentes** his heirs and assigns, against myself, my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness my hand and seal this <sup>24<sup>th</sup></sup> ~~17<sup>th</sup>~~ day of April, 2026.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Maria Espinal

  
\_\_\_\_\_  
Witness

State of South Carolina

)

County of Greenville

)

)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this <sup>24<sup>th</sup></sup> April 17, 2026 by **Maria Espinal** and acknowledged the execution of the herein deed.

Sworn to before me this the <sup>24<sup>th</sup></sup> 17<sup>th</sup> day  
of April, 2026.

Kelly L. Meilinger (SEAL)  
Notary Public for South Carolina, Greenville County  
Notary Name: Kelly L. Meilinger  
My Commission Expires: 03/19/2031

KELLY L. MEILINGER  
Notary Public, State of South Carolina  
Notary ID # 10308669  
My Commission Expires March 19, 2031

**EXHIBIT A**

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract A, containing 0.124 acres, more or less, on a plat entitled "Jermin Fuentes", prepared by Eric A. Walcher. dated February 16, 2026 and recorded on March 31, 2026 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1540 at Page 57.

( Derivation for Informational Purposes Only)

This being that same property conveyed to Elvin Rivera by deed of Roy Lee Cooper, Jr. dated May 15, 2017 and recorded on May 16, 2017 in the Office of the Register of Deeds for Greenville County, South Carolina in Book 2512 at Page 4409. Subsequently, Elvin Rivera conveyed his interest to Maria Espinal dated August 18, 2021 and recorded on August 18, 2021 in the Office of the Register of Deeds for Greenville County, South Carolina in Book 2633 at Page 0487.

TMS# G001.00-03-006.01 out of G001.00-03-006.00

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

AFFIDAVIT

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.

The property being transferred is known as: 111 Albert Street, Greer, SC 29651, bearing Greenville County Tax Map Number G001.00-03-006.01, was transferred by Maria Espinal to Jermin Fuentes on April 17, 2026.

1. 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, partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c)   x   exempt from the deed recording fee because (See Information section of affidavit);1

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

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 \$ \_\_\_\_\_.
- (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   x   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. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.

6. The deed recording fee is computed as follows:

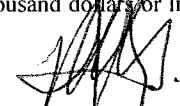
- (a) Place the amount listed in item 4 above here: \$ 0.00
- (b) Place the amount listed in item 5 above here: \$ 0.00
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0.00

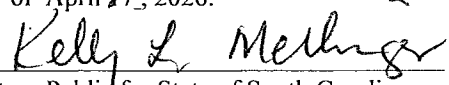
7. The deed recording fee is \$0.00.

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

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.

SWORN to before me this 24<sup>th</sup>  
day of April 17, 2026.

  
\_\_\_\_\_  
Maria Espinal

  
\_\_\_\_\_  
Notary Public for State of South Carolina  
My Commission Expires: 3-19-31

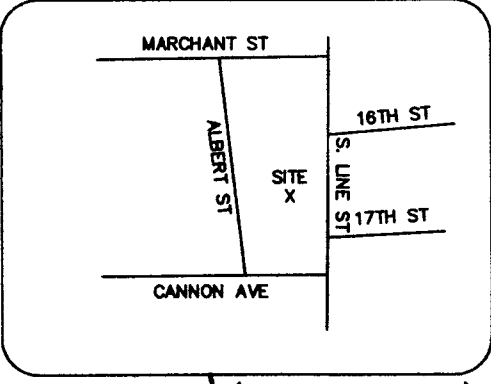
KELLY L. MEILINGER  
Notary Public, State of South Carolina  
Notary ID # 10308669  
My Commission Expires March 19, 2031

## 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. 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 constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the trust, or the increase in value in such stock or interest held by the grantor. However, 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 of 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; and,
- (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 mortgagee or deed pursuant to foreclosure proceedings.
- (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.
- (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.



PART  
TMS G001000300600  
TRACT A  
0.124 ACRES±

REMAINDER  
TMS G001000300600  
TRACT B  
0.197 ACRES±  
(INCLUSIVE OF ANY R/W)

TOTAL  
0.322 ACRES±  
(INCLUSIVE OF ANY R/W)

**LEGEND**

- IPS IRON PIN SET #4 REBAR
- IPF IRON PIN FOUND
- ▲ CALCULATED POINT
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- X-X-X- FENCE
- PP POWER POLE
- OE OVERHEAD ELECTRIC LINE
- ☆ LP LIGHT POLE
- OT— OVERHEAD TELEPHONE LINE

**E.A. WALCHER, PLS**

E.A. WALCHER, PLS  
104 RAMBLE ROSE CT  
SIMPSONVILLE, SC 29681  
TEL. (864) 979-8700  
EMAIL: eawalchersurveying@yahoo.com

DRAWN: EW PARTY CHIEF: EW CHECKED: EW

REF. PLAT BOOK: C, PGS. 196 & 197 9-C, PG. 88

REF. DEED BOOK: 2633, PG. 487

TAX MAP: G001000300600

DATE OF SURVEY: FEBRUARY 16, 2026

DRAWING NO: ALBERT-ST-111-FUENTES-2026

DATE OF LAST REVISION:  
3-4-26 SETBACKS REVISED 3-23-26 REVISED SETBACKS

30' 0' 30' 60'

SCALE: 1" = 30'

- 1) 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. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD, INCLUDING SETBACKS.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.



PLS: ERIC A. WALCHER  
NO: 28591

3-23-26

**STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
CITY OF GREER**

BOUNDARY SURVEY  
DIVISION OF LANDS

AS REQUESTED BY  
**JERMIN FUENTES**

SITE ADDRESS:  
ALBERT ST & S. LINE ST  
GREER, SC 29651

2026020413 1 Pgs

Book: PL 1540 Page: 0057 - 0057

PLAT/SM Book: PL 1540 Page: 02:14:04 PM

March 31, 2026

Rec: \$25.00

FILED IN GREENVILLE COUNTY, SC

APPROVED BY CITY OF GREER  
Approved for Recording

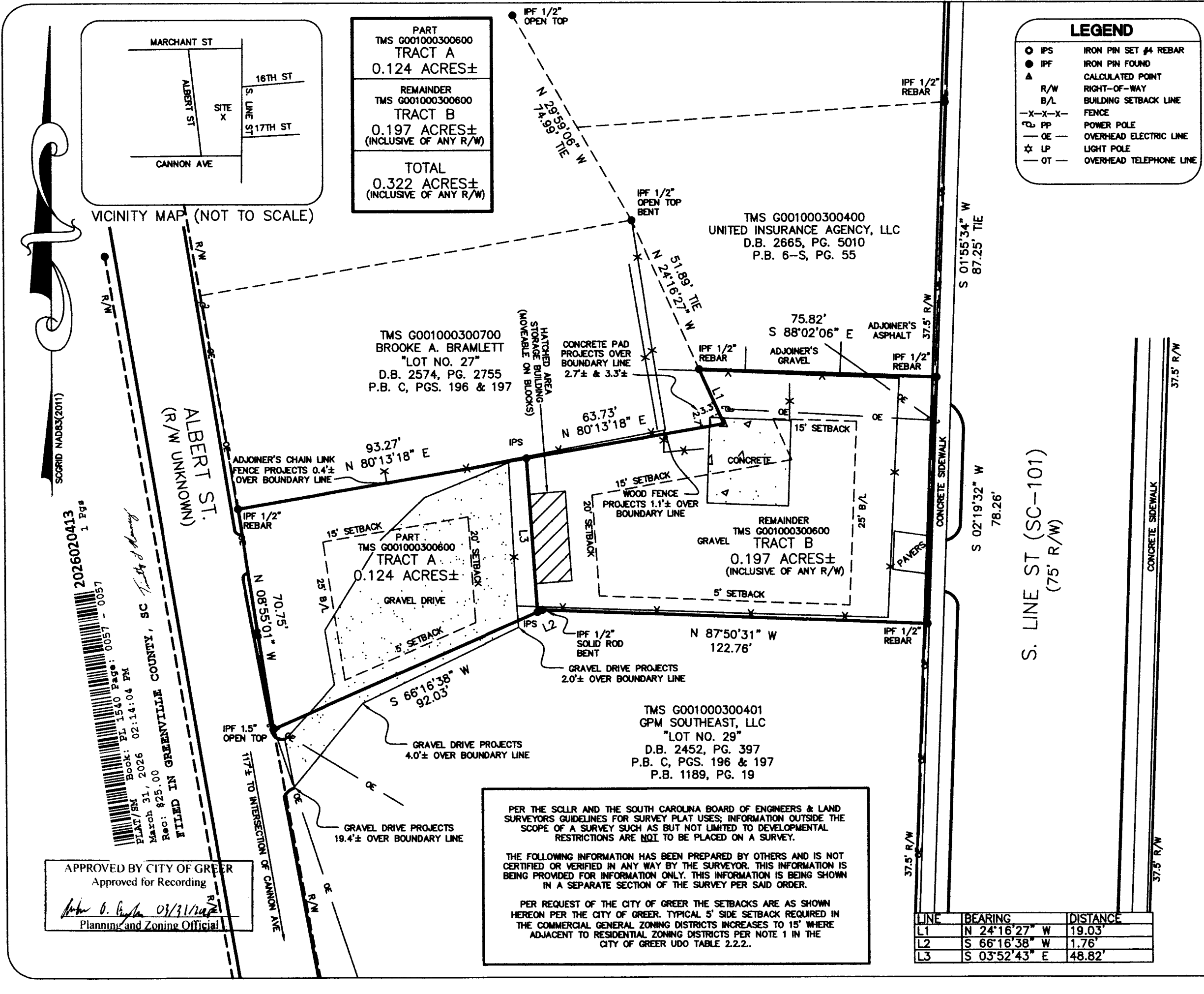
*John O. ...* 03/31/2026  
Planning and Zoning Official

PER THE SCLLR AND THE SOUTH CAROLINA BOARD OF ENGINEERS & LAND SURVEYORS GUIDELINES FOR SURVEY PLAT USES; INFORMATION OUTSIDE THE SCOPE OF A SURVEY SUCH AS BUT NOT LIMITED TO DEVELOPMENTAL RESTRICTIONS ARE NOT TO BE PLACED ON A SURVEY.

THE FOLLOWING INFORMATION HAS BEEN PREPARED BY OTHERS AND IS NOT CERTIFIED OR VERIFIED IN ANY WAY BY THE SURVEYOR. THIS INFORMATION IS BEING PROVIDED FOR INFORMATION ONLY. THIS INFORMATION IS BEING SHOWN IN A SEPARATE SECTION OF THE SURVEY PER SAID ORDER.

PER REQUEST OF THE CITY OF GREER THE SETBACKS ARE AS SHOWN HEREON PER THE CITY OF GREER. TYPICAL 5' SIDE SETBACK REQUIRED IN THE COMMERCIAL GENERAL ZONING DISTRICTS INCREASES TO 15' WHERE ADJACENT TO RESIDENTIAL ZONING DISTRICTS PER NOTE 1 IN THE CITY OF GREER UDO TABLE 2.2.2.

LINE	BEARING	DISTANCE
L1	N 24°16'27" W	19.03'
L2	S 66°16'38" W	1.76'
L3	S 03°52'43" E	48.82'



**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, May 18, 2026**

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**DOCKET:** RZ 26-05

**APPLICANT:** Jermin Fuentes

**PROPERTY LOCATION:** 111 Albert St

**TAX MAP NUMBER:** G001000300601

**EXISTING ZONING:** Commercial General (CG)

**REQUEST:** Rezone to Traditional Neighborhood (TN) and remove Entryway Overlay

**SIZE:** 0.124 acres

**COMPREHENSIVE PLAN:** Traditional Neighborhood

**ANALYSIS:** **RZ 26-05**

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**RZ 26-05** is a rezoning request for one parcel located at 111 Albert St. with a total acreage of 0.124 acres. The request is to rezone the parcel to Traditional Neighborhood (TN) and the intent is to build a home on the property. This zoning map amendment will also remove the Entryway Overlay as this parcel was recently subdivided from its parent parcel with frontage on S Line.

Surrounding land uses and zoning include:

- North: Suburban Neighborhood (SN) – residential
- East: Commercial General (CG) – retail (food truck)
- South: Commercial General – retail (gas station)
- 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

This request is compatible with adjacent residential uses. It is also in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

**STAFF RECOMMENDATION: Approval**

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## **REV 26-01**

# Statement of Intent Major Revision

<b>Case Number:</b>	REV 26-01
<b>Applicant:</b>	Gray Engineering Consultants
<b>Address:</b>	Ridge Crossing Dr.
<b>Parcel ID Numbers:</b>	0633010101600
<b>Existing Zoning:</b>	Planned Development (PD)
<b>Request:</b>	Revise the Blue Ridge Plantation Statement of Intent to allow a portion of Zone VII-A to be developed as residential and redistributing the units from other zones accordingly.

# REV 26-01

Blue Ridge Plantation  
Statement of Intent Revisions

## Summary of Changes

### Major Change – 3/25/2026

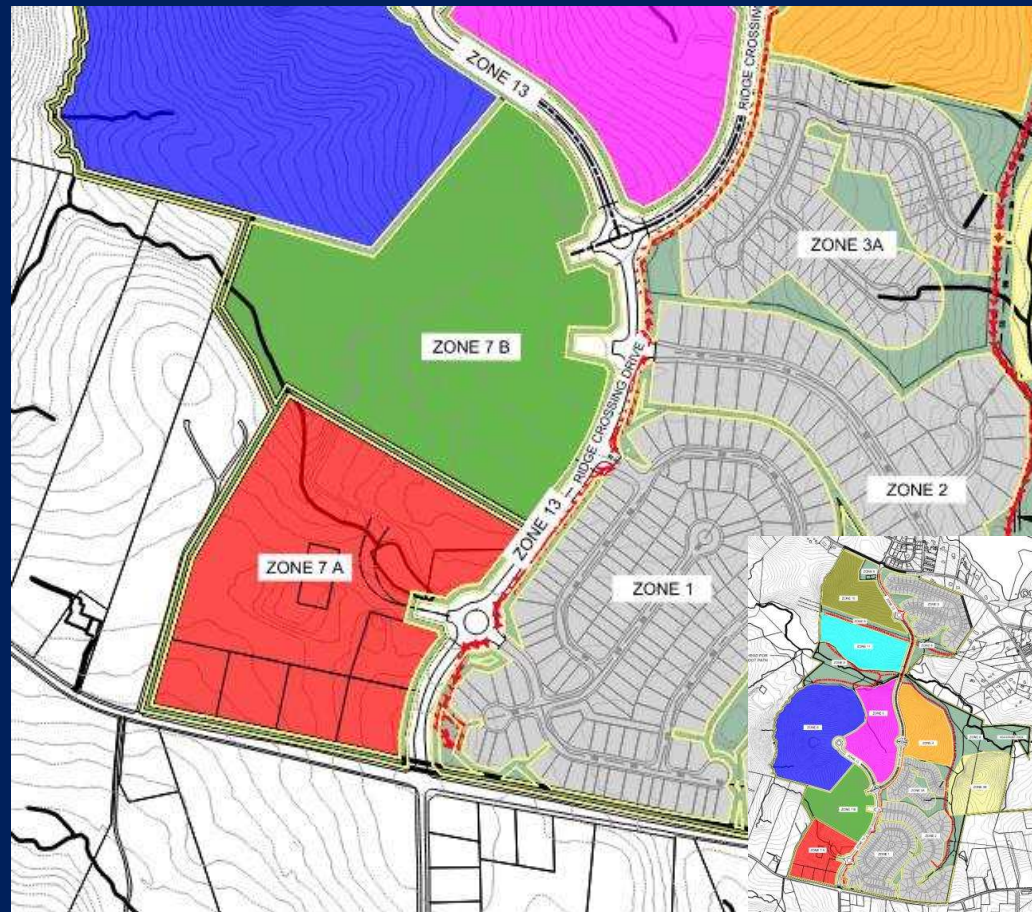
A major revision is being proposed to the Statement of Intent to allow a portion of Zone VII-A to be developed as residential. Under the currently approved Statement of Intent, Zone VII-A is designated strictly for commercial use, including the development's amenity. This request seeks to introduce flexibility by permitting a portion of Zone VII-A to include residential units. The development will continue to provide an amenity for the Blue Ridge Plantation Planned Development; however, this revision allows the amenity to be located within either Zone VII-A or Zone VII-B, providing flexibility to achieve a more centralized and accessible location for residents.

In conjunction with this revision, unit counts have been redistributed among Zones 5, 6, 7A, 7B, 10, and 11 to more accurately reflect the proposed phasing plan. Zone 5 has decreased from 81 units (3.46 units per acre) to 62 units (2.65 units per acre). Zone 6 has increased from 166 units (3.28 units per acre) to 181 units (3.58 units per acre). Zone 7A, previously designated solely for commercial use with no residential units, is now proposed to accommodate up to 121 residential units (6.49 units per acre), in addition to commercial and amenity space. Zone 7B has decreased from 177 units (7.88 units per acre) to 118 units (5.25 units per acre). Zone 10 has decreased from 100 units (4.52 units per acre) to 64 units (2.89 units per acre), and Zone 11 has decreased from 114 units (5.25 units per acre) to 92 units (4.23 units per acre).

Overall, this reallocation represents a one-to-one redistribution of units and does not result in any increase to the total number of units or the overall density of the Planned Development.

# REV 26-01

Blue Ridge Plantation  
Phasing Plan



## Current Zone VII Description

### ZONE VII:

Zone VII, consisting of 41.09 +/- acres, will be split into two zones, Zone VII -A and Zone VII -B. Zone VII-A consisting of 18.62 +/- acres, shall contain any of the approved uses outlined above, in addition to a n approx. 3,000 sf Clubhouse with an Olympic Sized pool amenity for use of Blue Ridge Plantation homeowners. In lieu of a single Olympic sized pool, a smaller pool will be built for each of the following zone combinations: Zones III & IV, Zones V & VI, and Zones XI & XII. Additional amenities within Zone VII -A can consists of cabanas in the pool lounging area for rent. Zone VII -B, consisting of 22.47 +/- acres, was previously approved for 195 single family attached and detached homes. This zone will now contain up to 177 single family attached and detached homes. Each housing unit in Zone VIIB will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 8.68 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

Pedestrian connectivity will be provided between Zone VII -A & Zone VII-B.

## Proposed Zone VII Description

### ZONE VII:

Zone VII, consisting of 41.09 +/- acres, will be split into two zones, Zone VII -A and Zone VII -B. **Zone VII-A consisting of 18.62 +/- acres, shall contain single family attached and/or detached units & commercial businesses. In addition a approx. 3,000 sf Clubhouse with an Olympic Sized pool amenity for use of Blue Ridge Plantation homeowners may be constructed in either Zone VII-A or VII-B.** In lieu of a single Olympic sized pool, a smaller pool may be built for each of the following zone combinations: Zones III & IV, Zones V & VI, and Zones XI & XII. Additional amenities within Zone VII -A can consists of cabanas in the pool lounging area for rent. **Additionally Zone VII-A will contain up to 121 single family attached and detached homes. The maximum density of this zone will be 6.49 units/acre. Zone VII -B, consisting of 22.47 +/- acres, was previously approved for 195 single family attached and detached homes. This zone will now contain up to 118 single family attached and detached homes. Each housing unit in**

Zone VIIB will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. **The maximum density of this zone will be 5.29 units/acre.** A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

# REV 26-01

Blue Ridge Plantation  
Statement of Intent Revisions

## Current Density & Use Plan

Blue Ridge Plantation Zone Unit Density Table				
Zone	Acreage	Units	Density	Use
1	26.00 +/-	110	4.23	Single family detached homes 1,200 sf min.
2	26.18 +/-	85	3.25	Single family detached homes 1,200 sf min.
3	41.10 +/-	166	4.04	Single family detached homes 1,200 sf min.
4	21.09 +/-	77	3.65	Single family detached homes 1,200 sf min.
5	23.41 +/-	81	3.46	Single family detached homes 1,200 sf min.
6	50.61 +/-	166	3.28	Single family detached homes 850 sf min.
7a	18.62 +/-	-	-	Retail shops, offices, and pool house with pool
7b	22.47 +/-	177	7.88	Single family attached and detached homes 1,200 sf min.
8	94.66 +/-	0	0	Recreation / open space
9	29.18 +/-	88	3.02	Single family detached homes 1,200 sf min.
10	22.14 +/-	100	4.52	Single family detached homes 1,200 sf min.
11	21.73 +/-	114	5.25	Single family detached homes 1,200 sf min.
13	16.94 +/-	-	-	Open space taken up by roads and right of ways
14	41.56 +/-	180	4.33	Single family attached and detached homes 1,200 sf min.
Total Units:		1344	1344	
Existing Units:		629	# of actual built units. Zone 1, 2, 3, 9 & 14	
Proposed Units:		715		
Density		2.9		

## Proposed Density & Use Plan

Blue Ridge Plantation Zone Unit Density Table				
Zone	Acreage	Units	Density	Use
1	26.00 +/-	110	4.23	Single family detached homes 1,200 sf min.
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4	21.09 +/-	77	3.65	Single family detached homes 1,200 sf min.
5	23.41 +/-	62	2.65	Single family detached homes 1,200 sf min.
6	50.61 +/-	181	3.58	Single family detached homes 850 sf min.
7a	18.62 +/-	121	6.49	Single family attached and pool house with pool
7b	22.47 +/-	118	5.25	Single family attached and detached homes 1,200 sf min.
8	94.66 +/-	0	0	Recreation / open space
9	29.18 +/-	88	3.02	Single family detached homes 1,200 sf min.
10	22.14 +/-	64	2.89	Single family detached homes 1,200 sf min.
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13	16.94 +/-	-	-	Open space taken up by roads and right of ways
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# REV 26-01

Aerial Map



# REV 26-01

Zoning Map



# REV 26-01

## Future Land Use Map



# REV 26-01

Existing Conditions



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# REV 26-01

## Staff Analysis & Recommendations

**Request:** Revise the Blue Ridge Plantation Statement of Intent to allow a portion of Zone VII-A to be developed as residential and redistributing the units from other zones accordingly.

**Comprehensive Plan:** Suburban Neighborhood

**Staff Recommendation: Denial**

# Blue Ridge Plantation

**±455.69-Acre Single Family Detached Development (PD Zoning)  
Ridge Crossing Drive – Greer, SC**

## Statement of Intent

March 25, 2026

### Background

The Planned Development District known as The Blue Ridge Plantation (BRP) was initially approved in January 2002, with changes to the project in February 2006 and again in September 2006. The original Statement of Intent was dated January 25, 2002, with an Addendum to the Statement of Intent submitted on February 24, 2006. Since that time only the original Zones I, II, IX and XIV have been fully built out, with Zone III being partially constructed. At this time the subdivision plat of a portion of Zone III and all of Zone V have been submitted to The City of Greer Planning Commission for Final Development Plan (FDP) Approval.

A minor change to the original statement of intent was approved in 2025 which serves as the governing document in regards to the Blue Ridge Plantation Planned Development. Each of the remaining undeveloped zones will require an FDP be submitted to the city to show general compliance with this new scheme.

### Major Change – 3/25/2026

A major revision is being proposed to the Statement of Intent to allow a portion of Zone VII-A to be developed as residential. Under the currently approved Statement of Intent, Zone VII-A is designated strictly for commercial use, including the development's amenity. This request seeks to introduce flexibility by permitting a portion of Zone VII-A to include residential units. The development will continue to provide an amenity for the Blue Ridge Plantation Planned Development; however, this revision allows the amenity to be located within either Zone VII-A or Zone VII-B, providing flexibility to achieve a more centralized and accessible location for residents.

In conjunction with this revision, unit counts have been redistributed among Zones 5, 6, 7A, 7B, 10, and 11 to more accurately reflect the proposed phasing plan. Zone 5 has decreased from 81 units (3.46 units per acre) to 62 units (2.65 units per acre). Zone 6 has increased from 166 units (3.28 units per acre) to 181 units (3.58 units per acre). Zone 7A, previously designated solely for commercial use with no residential units, is now proposed to accommodate up to 121 residential units (6.49 units per acre), in addition to commercial and amenity space. Zone 7B has decreased from 177 units (7.88 units per acre) to 118 units (5.25 units per acre). Zone 10 has decreased from 100 units (4.52 units per acre) to 64 units (2.89 units per acre), and Zone 11 has decreased from 114 units (5.25 units per acre) to 92 units (4.23 units per acre).

Overall, this reallocation represents a one-to-one redistribution of units and does not result in any increase to the total number of units or the overall density of the Planned Development.

**Blue Ridge Plantation Zone Unit Density Table**

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7a	18.62 +/-	121	6.49	Single family attached and pool house with pool
7b	22.47 +/-	118	5.25	Single family attached and detached homes 1,200 sf min.
8	94.66 +/-	0	0	Recreation / open space
9	29.18 +/-	88	3.02	Single family detached homes 1,200 sf min.
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13	16.94 +/-	-	-	Open space taken up by roads and right of ways
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Total Units:		1344	1344	
Existing Units:		629	# of actual built units. Zone 1, 2, 3, 9 & 14	
Proposed Units:		715		
Density		2.9		

### **Project Overview**

Zones I, II, IX and XIV have been fully built out. Zone I, consisting of 23.22 +/- acres was approved for 200 single family units. Only 110 single family detached homes were constructed in this fully built -out zone. Zone II, consisting of 27.68 +/- acres was approved for 95 single family units. Only 85 single family detached homes were constructed in this fully built -out zone. Zone IX, consisting of 25.48 +/- acres, was approved for 100 single family units. Only 88 single family detached homes were constructed in this fully built -out zone. Moving forward these zones will be considered completed and will not be covered by this new statement of intent.

Existing Zone XII, consisting of 2.82 +/- acres, was previously proposed to contain a climate controlled mini storage facility. This zone will no longer be a part of this statement of intent. Any future development on this parcel will require approval by The City of Greer's Planning Commission. In addition, this zone will be removed from the updated Proposed Development Site Plan that is to be used in tandem with this document.

Currently the main roadway, Ridge Crossing Drive, also referred to as the 'spine road', runs north to south generally through the middle of the development. Ridge Crossing Drive provides access to the development via Groce Meadow Road from the north and Milford Church Road from the south. There are a series of large traffic circles that have currently been constructed along Ridge Crossing Drive. The north/south directions of the traffic circles are generally completed, while the east/west directions of the traffic circles have been stubbed out for future roads to access the various undeveloped zones. Although previously planned, only portions of the public sidewalks along the spine road have been installed. This is also the case with the required street trees. The final surface course of asphalt has recently been paved and the construction of the existing storm drain inlets have either been completed or repaired and are now in the final configuration. The portions of Ridge Crossing Drive not currently within a public Right of Way will require dedication to the City of Greer.

Zones VIII and XIII previously contained the open areas, recreational areas, amenities, playgrounds, pools, Ridge Crossing Drive, powerline easements, etc. Zone VIII appeared to include these areas south of Beaver Dam Creek and Zone XIII the areas to the north. These zones also included the 25 -foot external property buffers and the 25 -foot-wide internal buffers between each zone.

The overall approved units across the entire Blue Ridge Plantation, including Lakeside, currently exists at 1,344 units for a density of 2.9 acres.

## Development Scheme

Zones III -VI, X, & XI are proposed to be developed as single -family residential subdivisions.

Zone VII is proposed to be divided into two distinct subzones, identified as Zone VII-A and Zone VII-B. **Zone VII-A will consist of a mix of amenities, single-family attached and/or detached residential units, and may also include commercial uses.**

Uses within Zone VII-A will generally comply with the OP (Office Professional), GS (Greer Station Downtown), and CG (Commercial General) zoning districts of the City of Greer Unified Development Ordinance. Commercial areas shall be screened from the spine road and Milford Church Road with heavy landscaping and a fence and/or wall located on a 25-foot-wide raised berm. Any commercial uses along the spine road shall front the spine road, with parking located to the side and/or rear of the principal structure.

The approved uses are as follows:

Accountant  
Advertising agency  
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Apparel store  
Art store  
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Brokerage house  
Bakery  
Bank  
Barber shop  
Beauty shop  
Book store  
Cafeteria  
Camera shop  
Candy store  
Dance studio  
Delicatessen  
Doctor and dentist office  
Drug store  
Dry goods store  
Dry cleaning establishment  
Employment agency  
Fire station  
Florist shop  
Frame shop  
Fraternal and civic club rooms  
Grocery store  
Hardware store  
Hobby shop  
Insurance agency  
Interior decorating shop  
Jewelry store  
Key shop

Loan company  
 Music store  
 Newsstand  
 Nursing Home/Assisted Living Facility  
 Office, business and professional  
 Office supplies and equipment store  
 Optical goods sales  
 Pharmacy  
 Photography studio  
 Printing shop  
 Professional offices  
 Public utility building and use  
 Realtor / Real Estate  
 Restaurant  
 Savings and loan company  
 Shoe store and repair shop  
 Single Family Attached Housing  
 Single Family Detached Housing  
 Sporting goods store  
 Stationery store  
 Tailor  
 Temporary building, incidental to construction of buildings  
 Theater (walk -in)  
 Tire Repair and Replacement \* (Must be located in the rear of the zone, and may not have frontage on the Spine Rd or Milford Church Rd)  
 Toy store  
 Transportation and utility easement and right -of-way  
 Travel bureau  
 Uses and structures customarily accessory to permitted uses  
 Other uses which are considered to be compatible with the aforementioned uses  
 Accessory buildings and uses customarily incidental to the above uses  
 Other uses which are considered to be compatible with the aforementioned uses

Zone VII-B will consist of single-family attached and/or detached residential units and may include the development's amenity.

Zone VIII will remain the undeveloped areas, amenities, open space areas, the before mentioned buffers, utility right of ways, flood plains, and/or recreational areas. Zone XIII is to include the existing spine road and the unnamed road right -of-way. The re-defining of these two zones have been done mainly for simplicity in this report.

Development triggers will be put in place in order to determine when certain amenities need to be constructed. The individual pocket parks or other amenities located specifically within each zone shall be completed at the time the zone is completed and will be required at 50% buildout of each individual zone. The full development amenities such as a clubhouse and additional pools should be completed at 50% zone buildout while the development trail system should be completed at 67% of the entire Blue Ridge Planation buildout.

The single-family zones within the BRP must have a variety of elevations and types of products. No more than two houses with the same elevation will be allowed in a row. The houses must utilize at least two accent materials and be at least 1,200 minimum square feet in size. The following materials are approved for use: Brick, Manufactured Stone, Hardie Board Siding, and 46mm Vinyl Siding. The general density of the single-family zones shall comply with R -10 zoning (4.36 units/ acre); however, the specific density of each zone will be further defined below. As the majority of open and recreational space will be in Zone VIII, each individual residential zone should achieve 20% usable open space.

### **Individual Zone Details**

#### **ZONE III:**

Zone III, consisting of 41.10 +/- acres, will contain 166 single family detached homes. Each housing unit in Zone III will be a minimum square footage of 1,200 square feet, with up to an allowable 20% of the total homes at this minimum. The maximum density of this zone will be 4.04 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone.

#### **ZONE IV:**

Zone IV, consisting of 21.09 +/- acres, was previously approved for 65 units. This zone will contain up to 77 single family detached homes. Each housing unit in Zone IV will be a minimum square footage of 1,200 square feet, with up to an allowable 20% of the total homes at this minimum. The maximum density of this zone will be 3.65 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### **ZONE V:**

Zone V, consisting of 23.41 +/- acres, was previously approved for 75 units. This zone will contain 62 single family detached homes. Each housing unit in Zone V will be a minimum square footage of 1,200 square feet, with up to an allowable 5% of the total homes at this minimum. The maximum density of this zone will be 2.65 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### **ZONE VI:**

Zone VI, consisting of 50.61 +/- acres, was previously approved for 148 units. This zone will contain up to 181 single family detached homes. Each housing unit in Zone VI will be a minimum square footage of 850 square feet, with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 3.58 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### **ZONE VII:**

Zone VII, consisting of 41.09 +/- acres, will be split into two zones, Zone VII -A and Zone VII -B. **Zone VII-A consisting of 18.62 +/- acres, shall contain single family attached and/or detached units & commercial businesses. In addition a approx. 3,000 sf Clubhouse with an Olympic Sized pool amenity for use of Blue Ridge Plantation homeowners may be constructed in either Zone VII-A or VII-B.** In lieu of a single Olympic sized pool, a smaller pool may be built for each of the following zone combinations: Zones III & IV, Zones V & VI, and Zones XI & XII. Additional amenities within Zone VII -A can consists of cabanas in the pool lounging area for rent. **Additionally Zone VII-A will contain up to 121 single family attached and detached homes. The maximum density of this zone will be 6.49 units/acre. Zone VII -B, consisting of 22.47 +/- acres, was previously approved for 195 single family attached and detached homes. This zone will now contain up to 118 single family attached and detached homes.** Each housing unit in

Zone VIIB will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. **The maximum density of this zone will be 5.29 units/acre.** A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

Pedestrian connectivity will be provided between Zone VII -A & Zone VII-B.

#### ZONE VIII:

Zone VIII is approximately 92.64 +/- acres in size and will consist of the areas outside of the two main road rights -of-way not deemed for a named zone found within this statement of intent. Zone VIII will serve as common area consisting of the following: Natural walking trails, pocket parks with seating, natural flood plains, utility easements, and signage for mile markers and directions. Zone VIII will also consist of a 25' buffer along the exterior of all named Zones. Whereas if two zones are adjacent, the 25' buffer will be shared between said zones with 12.5' buffers per zone. This zone also consists of 2.015 +/- acres, Tax Map ID # 063301010204, which contains the existing pool house and pool amenity for use of Blue Ridge Plantation homeowners.

#### ZONE X:

**Zone X, consisting of 22.14 +/- acres, was previously approved for 90 units. This zone will contain up to 64 single family detached homes.** Each housing unit in Zone X will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. **The maximum density of this zone will be 2.89 units/acre.** A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### ZONE XI:

**Zone XI, consisting of 21.73 +/- acres, was previously approved for 65 units. This addendum will increase the unit count to will contain 92 single family detached homes.** Each housing unit in Zone XI will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. **The maximum density of this zone will be 4.23 units/acre.** A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### ZONE XIII:

Zone XIII is approximately 16.94 +/- acres in size and consist of the existing and proposed two main road rights -of-way. This includes the pavements, curbs and gutters, sidewalks, curb lawns, open spaces, street trees, and any other amenity associated with these items that would be present in the right of way. This does not include the 25 -foot buffers between the right -of-way and the individual zones. These are contained within Zone VIII. When combined with Zone VIII the sum of the two areas within these two zones will equal 111.60 +/- acres, which is generally consistent with the original statement of intent.

Including the single family detached and the multi -family townhomes in the Lakeside Development (Zone XIV), the total units proposed, including the existing units within Zones I, II, and IX is 1, 344 units. This provides a density of 2.9 units /acre across the entire 449 +/- acre planned development. This remains consistent with the previously approved 3.0 units /acre

#### **Setbacks & Buffers**

In Zones III, IV, V, VI, VIIB, X and XI, a reduction to the front setback of up to 50% of the lots is allowed. All such lots will be required to maintain a 20' minimum length driveway. The minimum setback will be twenty feet measured either from the back of curb or back of sidewalk to the face of the garage.

# Blue Ridge Plantation

## **±455.69-Acre Single Family Detached Development (PD Zoning) Ridge Crossing Drive – Greer, SC**

### **Statement of Intent**

**March 25, 2026**

#### **Background**

The Planned Development District known as The Blue Ridge Plantation (BRP) was initially approved in January 2002, with changes to the project in February 2006 and again in September 2006. The original Statement of Intent was dated January 25, 2002, with an Addendum to the Statement of Intent submitted on February 24, 2006. Since that time only the original Zones I, II, IX and XIV have been fully built out, with Zone III being partially constructed. At this time the subdivision plat of a portion of Zone III and all of Zone V have been submitted to The City of Greer Planning Commission for Final Development Plan (FDP) Approval.

A minor change to the original statement of intent was approved in 2025 which serves as the governing document in regards to the Blue Ridge Plantation Planned Development. Each of the remaining undeveloped zones will require an FDP be submitted to the city to show general compliance with this new scheme.

#### **Major Change – 3/25/2026**

A major revision is being proposed to the Statement of Intent to allow a portion of Zone VII-A to be developed as residential. Under the currently approved Statement of Intent, Zone VII-A is designated strictly for commercial use, including the development's amenity. This request seeks to introduce flexibility by permitting a portion of Zone VII-A to include residential units. The development will continue to provide an amenity for the Blue Ridge Plantation Planned Development; however, this revision allows the amenity to be located within either Zone VII-A or Zone VII-B, providing flexibility to achieve a more centralized and accessible location for residents.

In conjunction with this revision, unit counts have been redistributed among Zones 5, 6, 7A, 7B, 10, and 11 to more accurately reflect the proposed phasing plan. Zone 5 has decreased from 81 units (3.46 units per acre) to 62 units (2.65 units per acre). Zone 6 has increased from 166 units (3.28 units per acre) to 181 units (3.58 units per acre). Zone 7A, previously designated solely for commercial use with no residential units, is now proposed to accommodate up to 121 residential units (6.49 units per acre), in addition to commercial and amenity space. Zone 7B has decreased from 177 units (7.88 units per acre) to 118 units (5.25 units per acre). Zone 10 has decreased from 100 units (4.52 units per acre) to 64 units (2.89 units per acre), and Zone 11 has decreased from 114 units (5.25 units per acre) to 92 units (4.23 units per acre).

Overall, this reallocation represents a one-to-one redistribution of units and does not result in any increase to the total number of units or the overall density of the Planned Development.

**Blue Ridge Plantation Zone Unit Density Table**

Zone	Acreage	Units	Density	Use
1	26.00 +/-	110	4.23	Single family detached homes 1,200 sf min.
2	26.18 +/-	85	3.25	Single family detached homes 1,200 sf min.
3	41.10 +/-	166	4.04	Single family detached homes 1,200 sf min.
4	21.09 +/-	77	3.65	Single family detached homes 1,200 sf min.
5	23.41 +/-	62	2.65	Single family detached homes 1,200 sf min.
6	50.61 +/-	181	3.58	Single family detached homes 850 sf min.
7a	18.62 +/-	121	6.49	Single family attached and pool house with pool
7b	22.47 +/-	118	5.25	Single family attached and detached homes 1,200 sf min.
8	94.66 +/-	0	0	Recreation / open space
9	29.18 +/-	88	3.02	Single family detached homes 1,200 sf min.
10	22.14 +/-	64	2.89	Single family detached homes 1,200 sf min.
11	21.73 +/-	92	4.23	Single family detached homes 1,200 sf min.
13	16.94 +/-	-	-	Open space taken up by roads and right of ways
14	41.56 +/-	180	4.33	Single family attached and detached homes 1,200 sf min.
Total Units:		1344	1344	
Existing Units:		629	# of actual built units. Zone 1, 2, 3, 9 & 14	
Proposed Units:		715		
Density		2.9		

### **Project Overview**

Zones I, II, IX and XIV have been fully built out. Zone I, consisting of 23.22 +/- acres was approved for 200 single family units. Only 110 single family detached homes were constructed in this fully built -out zone. Zone II, consisting of 27.68 +/- acres was approved for 95 single family units. Only 85 single family detached homes were constructed in this fully built -out zone. Zone IX, consisting of 25.48 +/- acres, was approved for 100 single family units. Only 88 single family detached homes were constructed in this fully built -out zone. Moving forward these zones will be considered completed and will not be covered by this new statement of intent.

Existing Zone XII, consisting of 2.82 +/- acres, was previously proposed to contain a climate controlled mini storage facility. This zone will no longer be a part of this statement of intent. Any future development on this parcel will require approval by The City of Greer's Planning Commission. In addition, this zone will be removed from the updated Proposed Development Site Plan that is to be used in tandem with this document.

Currently the main roadway, Ridge Crossing Drive, also referred to as the 'spine road', runs north to south generally through the middle of the development. Ridge Crossing Drive provides access to the development via Groce Meadow Road from the north and Milford Church Road from the south. There are a series of large traffic circles that have currently been constructed along Ridge Crossing Drive. The north/south directions of the traffic circles are generally completed, while the east/west directions of the traffic circles have been stubbed out for future roads to access the various undeveloped zones. Although previously planned, only portions of the public sidewalks along the spine road have been installed. This is also the case with the required street trees. The final surface course of asphalt has recently been paved and the construction of the existing storm drain inlets have either been completed or repaired and are now in the final configuration. The portions of Ridge Crossing Drive not currently within a public Right of Way will require dedication to the City of Greer.

Zones VIII and XIII previously contained the open areas, recreational areas, amenities, playgrounds, pools, Ridge Crossing Drive, powerline easements, etc. Zone VIII appeared to include these areas south of Beaver Dam Creek and Zone XIII the areas to the north. These zones also included the 25 -foot external property buffers and the 25 -foot-wide internal buffers between each zone.

The overall approved units across the entire Blue Ridge Plantation, including Lakeside, currently exists at 1,344 units for a density of 2.9 acres.

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Uses within Zone VII-A will generally comply with the OP (Office Professional), GS (Greer Station Downtown), and CG (Commercial General) zoning districts of the City of Greer Unified Development Ordinance. Commercial areas shall be screened from the spine road and Milford Church Road with heavy landscaping and a fence and/or wall located on a 25-foot-wide raised berm. Any commercial uses along the spine road shall front the spine road, with parking located to the side and/or rear of the principal structure.

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- Apparel store
- Art store
- Bank/Savings and Loan
- Brokerage house
- Bakery
- Bank
- Barber shop
- Beauty shop
- Book store
- Cafeteria
- Camera shop
- Candy store
- Dance studio
- Delicatessen
- Doctor and dentist office
- Drug store
- Dry goods store
- Dry cleaning establishment
- Employment agency
- Fire station
- Florist shop
- Frame shop
- Fraternal and civic club rooms
- Grocery store
- Hardware store
- Hobby shop
- Insurance agency
- Interior decorating shop
- Jewelry store
- Key shop

Loan company  
 Music store  
 Newsstand  
 Nursing Home/Assisted Living Facility  
 Office, business and professional  
 Office supplies and equipment store  
 Optical goods sales  
 Pharmacy  
 Photography studio  
 Printing shop  
 Professional offices  
 Public utility building and use  
 Realtor / Real Estate  
 Restaurant  
 Savings and loan company  
 Shoe store and repair shop  
 Single Family Attached Housing  
 Single Family Detached Housing  
 Sporting goods store  
 Stationery store  
 Tailor  
 Temporary building, incidental to construction of buildings  
 Theater (walk -in)  
 Tire Repair and Replacement \* (Must be located in the rear of the zone, and may not have frontage on the Spine Rd or Milford Church Rd)  
 Toy store  
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Zone VII-B will consist of single-family attached and/or detached residential units and may include the development's amenity.

Zone VIII will remain the undeveloped areas, amenities, open space areas, the before mentioned buffers, utility right of ways, flood plains, and/or recreational areas. Zone XIII is to include the existing spine road and the unnamed road right -of-way. The re-defining of these two zones have been done mainly for simplicity in this report.

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### **Individual Zone Details**

#### **ZONE III:**

Zone III, consisting of 41.10 +/- acres, will contain 166 single family detached homes. Each housing unit in Zone III will be a minimum square footage of 1,200 square feet, with up to an allowable 20% of the total homes at this minimum. The maximum density of this zone will be 4.04 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone.

#### **ZONE IV:**

Zone IV, consisting of 21.09 +/- acres, was previously approved for 65 units. This zone will contain up to 77 single family detached homes. Each housing unit in Zone IV will be a minimum square footage of 1,200 square feet, with up to an allowable 20% of the total homes at this minimum. The maximum density of this zone will be 3.65 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

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Zone VI, consisting of 50.61 +/- acres, was previously approved for 148 units. This zone will contain up to 181 single family detached homes. Each housing unit in Zone VI will be a minimum square footage of 850 square feet, with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 3.58 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

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with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 5.29 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

Pedestrian connectivity will be provided between Zone VII -A & Zone VII-B.

#### ZONE VIII:

Zone VIII is approximately 92.64 +/- acres in size and will consist of the areas outside of the two main road rights -of-way not deemed for a named zone found within this statement of intent. Zone VIII will serve as common area consisting of the following: Natural walking trails, pocket parks with seating, natural flood plains, utility easements, and signage for mile markers and directions. Zone VIII will also consist of a 25' buffer along the exterior of all named Zones. Whereas if two zones are adjacent, the 25' buffer will be shared between said zones with 12.5' buffers per zone. This zone also consists of 2.015 +/- acres, Tax Map ID # 063301010204, which contains the existing pool house and pool amenity for use of Blue Ridge Plantation homeowners.

#### ZONE X:

Zone X, consisting of 22.14 +/- acres, was previously approved for 90 units. This zone will contain up to 64 single family detached homes. Each housing unit in Zone X will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 2.89 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### ZONE XI:

Zone XI, consisting of 21.73 +/- acres, was previously approved for 65 units. This addendum will increase the unit count to will contain 92 single family detached homes. Each housing unit in Zone XI will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 4.23 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### ZONE XIII:

Zone XIII is approximately 16.94 +/- acres in size and consist of the existing and proposed two main road rights -of-way. This includes the pavements, curbs and gutters, sidewalks, curb lawns, open spaces, street trees, and any other amenity associated with these items that would be present in the right of way. This does not include the 25 -foot buffers between the right -of-way and the individual zones. These are contained within Zone VIII. When combined with Zone VIII the sum of the two areas within these two zones will equal 111.60 +/- acres, which is generally consistent with the original statement of intent.

Including the single family detached and the multi -family townhomes in the Lakeside Development (Zone XIV), the total units proposed, including the existing units within Zones I, II, and IX is 1, 344 units. This provides a density of 2.9 units /acre across the entire 449 +/- acre planned development. This remains consistent with the previously approved 3.0 units /acre

#### **Setbacks & Buffers**

In Zones III, IV, V, VI, VIIB, X and XI, a reduction to the front setback of up to 50% of the lots is allowed. All such lots will be required to maintain a 20' minimum length driveway. The minimum setback will be twenty feet measured either from the back of curb or back of sidewalk to the face of the garage.

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, May 18, 2026**

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**DOCKET:** REV 26-01

**APPLICANT:** Gray Engineering Consultants

**PROPERTY LOCATION:** Ridge Crossing Dr – Blue Ridge Plantation

**EXISTING ZONING:** Planned Development (PD)

**REQUEST:** Revise the Blue Ridge Plantation Statement of Intent to allow a portion of Zone VII-A to be developed as residential and redistributing the units from other zones accordingly.

**COMPREHENSIVE PLAN:** Suburban Neighborhood

**ANALYSIS:** **REV 26-01**

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**REV 26-01** is a request to revise the Blue Ridge Plantation Statement of Intent to allow a portion of Zone VII-A to be developed as residential and redistributing the units from other zones accordingly.

This request would make it possible for no commercial development to occur within the broader Blue Ridge Plantation development, which staff does not consider to be consistent with the original intent of the statement of intent. Therefore, staff recommends denial.

**STAFF RECOMMENDATION: Denial**



# City of Greer

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## Planning Public Comment Electronic Option (PDD)

6 Questions

This form allows residents of Greer to submit comments electronically on upcoming planning cases with a public comment component, including rezonings, annexations, and similar cases.

**Please note that electronic comments must be submitted at least five (5) days before the scheduled public hearing date.** Comments received after this deadline will **not** be accepted. Residents who miss the cutoff are encouraged to attend the meeting in person to share their comments.

---

### 1) What is your first and last name? \*

¿Cuál es su nombre y apellido?

Elizabeth Pitman

---

### 2) What is your home address? \*

¿Cuál es su dirección particular?

15 Hidden Springs Lane Taylors

---

### 3) What is your email address? \*

¿Cuál es su dirección de correo electrónico?

[REDACTED]

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#### 4) Which upcoming case would you like to comment on? \*

¿Sobre qué próximo caso quiere comentar?

Not Sure

Other

#### 5) Are you in favor of, opposed to, or neutral on this case? \*

¿Está a favor, en contra o se mantiene neutral respecto a este caso?

In favor (A favor)

Opposed to (Opuesto a)

Neither in favor of nor opposed to (Ni a favor ni en contra)

I am not sure at this time (No estoy seguro en este momento)

#### 6) Please provide your comments related to the case. \*

Por favor, proporcione sus comentarios relacionados con el caso.

I am an original owner since 9/2007. I oppose apartments or townhomes on this site as there would be way too many vehicles and traffic concerns for Edge Crossing and Milford Church Rd. It's already a high traffic area and dangerous. Also, This was not the original intent for this property.

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# City of Greer

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6 Questions

This form allows residents of Greer to submit comments electronically on upcoming planning cases with a public comment component, including rezonings, annexations, and similar cases.

**Please note that electronic comments must be submitted at least five (5) days before the scheduled public hearing date.** Comments received after this deadline will **not** be accepted. Residents who miss the cutoff are encouraged to attend the meeting in person to share their comments.

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### 1) What is your first and last name? \*

¿Cuál es su nombre y apellido?

Josh Carver

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### 2) What is your home address? \*

¿Cuál es su dirección particular?

5 Durmast ct

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### 3) What is your email address? \*

¿Cuál es su dirección de correo electrónico?

[REDACTED]

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#### 4) Which upcoming case would you like to comment on? \*

¿Sobre qué próximo caso quiere comentar?

Not Sure

Other

#### 5) Are you in favor of, opposed to, or neutral on this case? \*

¿Está a favor, en contra o se mantiene neutral respecto a este caso?

In favor (A favor)

Opposed to (Opuesto a)

Neither in favor of nor opposed to (Ni a favor ni en contra)

I am not sure at this time (No estoy seguro en este momento)

#### 6) Please provide your comments related to the case. \*

Por favor, proporcione sus comentarios relacionados con el caso.

Need to finish what is already started with new development in the neighborhood.

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# City of Greer

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## Planning Public Comment Electronic Option (PDD)

6 Questions

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### 1) What is your first and last name? \*

¿Cuál es su nombre y apellido?

Zachary Crutchfield

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### 2) What is your home address? \*

¿Cuál es su dirección particular?

43 Mossycup Rd Taylors, SC 29687

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### 3) What is your email address? \*

¿Cuál es su dirección de correo electrónico?

[REDACTED]

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#### 4) Which upcoming case would you like to comment on? \*

¿Sobre qué próximo caso quiere comentar?

Not Sure

Other

#### 5) Are you in favor of, opposed to, or neutral on this case? \*

¿Está a favor, en contra o se mantiene neutral respecto a este caso?

In favor (A favor)

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Neither in favor of nor opposed to (Ni a favor ni en contra)

I am not sure at this time (No estoy seguro en este momento)

#### 6) Please provide your comments related to the case. \*

Por favor, proporcione sus comentarios relacionados con el caso.

I would like to express my opposition to the proposed construction of townhouses within our community. While I understand the need for growth and development, I believe this project would significantly alter the character and intent of the neighborhood that current residents invested in and chose to call home. My concerns include increased traffic congestion, added strain on existing infrastructure, higher population density, and potential impacts to property values and overall quality of life. The current layout and design of the community were established with a certain standard and spacing in mind, and introducing higher-density housing would not align with the existing character of the area. I respectfully ask that careful consideration be given to the long-term impact this development could have on residents for this area. I encourage decision-makers to consider alternatives that better preserve the integrity and vision of the neighborhood

while still addressing future growth needs. Thank you for your time and consideration.

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