AGENDA
Greer Planning Commission

June 15, 2026
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Call to Order

Minutes

i. May 2026 Meeting Minutes

New Business

i. PP 26-03: Timberfall Woods Preliminary Plat
A request to approve the preliminary plat for a 71-lot single family detached development on Blackwell Rd.

ii. PP 26-04: Mill Landing Preliminary Plat
A request to approve the preliminary plat for a 93-lot single family detached development located on Brockman McClimon Rd. and Abner Creek Rd.

iii. AN 26-06: Freeman Farm Road TN
A request to annex two (2) parcels located on Freeman Farm Rd. and Heath Hill Rd. and zone to Traditional Neighborhood (TN) for the construction of a residential development.

iv. RZ 26-06 403 Arlington Road CC & MD to OP
A request to rezone two (2) parcels located at 403 Arlington Rd., Victor St., and Harris St. from Commercial Corridor (CC) and Medium Density Residential (MD) to Office Professional (OP) in order to build an addition to the existing church on the property and add parking.

Other Business

i. Staff Updates

Adjournment

Notice under Language Access
Persons requiring language assistance to effectively participate in this event may

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

Aviso sobre Acceso al Idioma
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Notice Under the Americans with Disabilities Act
Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

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

AGENDA
Greer Planning Commission

May 18, 2026
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Members Present: William Lavender, Vice-Chair
Shelley Medford
Adam Thoma
Judy Albert
Judy Jones

Members Absent: Walden Jones, Chair
Lynn Mahaffee

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

Call to Order & Determination of Quorum
Mr. Jones called the Planning Commission meeting to order at 6:30pm, read the opening statements, and noted that a quorum was present.

Approval of Minutes

I. April GPC Minutes

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

New Business
Mr. Lavender opened the new business portion of the Planning Commission meeting.

II. AN 26-05 E. Gap Creek Road Museum Caretaker Cottage
A request to annex one parcel on E Gap Creek Road and establish a zoning classification of Office Professional (OP) to use the property as a caretaker's cottage for an associated museum.

Mr. Lavender opened the new business meeting for AN 26-05.

Ms. Kaade presented the basic information of the request and staff's recommendation of approval.

Mr. Lavender opened the public comment section for AN 26 and called the applicant forward.

Allen Stein, the owner's representative, described the owner's intent to build a historic and educational museum. He said one third of the building would be the museum, another third will be the banquet hall and the final third of the building would be for storage.

Mr. Lavender asked if there was anyone present to speak for or against the request. Seeing none, he closed the public comment section for AN 26-05.

Mr. Lavender asked that the related rezoning would be presented before the vote.

Returning to this item, Mr. Lavender asked the Commission if anyone had anything further to discuss regarding AN 26-05. Hearing none, he called for motions.

ACTION – Ms. Medford made a motion to approve AN 26-05. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.

II. RZ 26-03 E. Gap Creek Road Museum
A request to rezone two parcels on E Gap Creek Road from Design Review District (DRD) to Office Professional (OP) to construct a museum and event center.

Mr. Lavender opened the new business meeting for RZ 26-03.

Ms. Kaade outlined the basic information of the request and gave staff's recommendation of approval.

Mr. Lavender opened the public hearing for RZ 26-03 and called the applicant forward.

The owner's representative Allen Stein approached and said he had no new information to add. He asked staff if the annexed parcel would need to be rezoned as well. Ms. Kaade answered no, because zoning is assigned at annexation.

Mr. Stein shared floorplans of the project with planning commission.

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

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

ACTION – Ms. Jones made a motion to recommend approval. Ms. Medford seconded the motion. The motion passed with a vote of 5-0.

Mr. Lavender then held the vote for AN 26-05 as detailed in item I.

III. RZ 26-05 111 Albert Street

A request to rezone one parcel from Commercial General (CG) to Traditional Neighborhood (TN) and remove the parcel from the Downtown Entryway overlay to build a house.

Mr. Lavender opened the new business meeting for RZ 26-05.

Ms. Kaade gave the basic information of the request and presented staff's recommendation of approval.

Mr. Lavender opened the public hearing for RZ 26-05 and called the applicant forward.

Mr. Jermin Fuentes was present as applicant. He said his plan was to build a small single-family home on the property.

Mr. Lavender asked if there was anyone else present to speak for or against this request. Hearing none, he closed the public hearing for RZ 26-05.

Mr. Lavender opened the case up to planning commission for discussion.

Mr. Thoma asked when the property was subdivided. Mr. Fuentes said March.

Ms. Jones asked how small of a home? Mr. Fuentes said four bedroom.

Mr. Thoma asked if the overlay will still apply to the parcels to the north and south along the corridor. Ms. Kaade confirmed it would still apply.

There being no further discussion, Mr. Lavender called for motions.

ACTION – Ms. Albert made a motion to recommend approval of RZ 26-05. Ms. Medford seconded the motion. The motion passed with a vote of 5-0.

IV. REV 26-01 BRP SOI Major Revision

A request to approve a major revision to the Blue Ridge Plantation statement of intent allowing for residential development in Zone VII-A and redistributing planned residential units from other zones accordingly.

Mr. Lavender opened the new business meeting for REV 26-01.

Ms. Kaade gave the basic information of the request and the history of the Blue Ridge Plantation development and presented staff's recommendation of denial. Ms. Kaade explained that the request is consistent with the Future Land Use map, but not with the district zoning of Planned Development (PD). A reduction in the commercial area was already allowed in 2021 with the split of zones 7a and 7b.

Mr. Lavender opened the public hearing for REV 26-01 and called the applicant forward.

Mr. Josh Baker, Gray Engineering was present as the applicant's representative and project engineer. He explained that they were requesting flexibility in zone 7a to align with community demand. Commercial interest in the property has been limited. They were also shifting densities in other zones and relocating the amenity from zone 7a to 7b to be more central to the development and for better sewer access.

Mr. Thoma asked if part of the request to move the amenity if they considered any other zones. Mr. Baker said only 7b has room because all other zones are under civil design or under construction and it is ideal for sewer access.

Ms. Kaade summarized the current phases that are under review and clarified that staff has no issue with the amenity moving.

Mr. Thoma asked if the scattered amenities would have been allowed. Ms. Kaade answered yes.

Mr. Jason Laube was present to speak in opposition to the request, because he was opposed to townhomes, but now understands that they were already approved.

Mr. Marvin Mulder asked if the 1344 final unit number was changing and how the shifting densities will change? He also asked if the commercial area will be separate from the residential or mixed? He said he liked the location of the 7b amenity.

Mr. Josh Carver said that he did not like the shall language for the amenity and he thinks that the amenity must be built.

Mr. Gary Vincent said he also did not like the shall amenity language. He said the residents had been promised many things by the developers but little has been fulfilled. He wants additional amenities.

Elizabeth Pitman said she has lived in the community for 20 years and has seen very little promises fulfilled. The only small pool that is there is not enough. She said it feels like they have been wronged.

Mr. Lavender asked if there was anyone else present to speak for or against this request. Hearing none, he closed the public hearing for REV 26-01.

Mr. Lavender opened the case up to planning commission for discussion.

Ms. Medford asked what the recommendation of denial was for. Ms. Kaade said that the amenity must be built regardless of the revision application, but the denial was recommended because of the possibility for all residential in 7a with no guarantee of commercial square footage.

Mr. Lavender asked how the fifty percent threshold for the amenities is worded. Ms. Kaade said that staff will not sign a final plat for building over the fifty percent threshold until the amenity center is built. The amenity center is currently under PAC review for zone 7b.

Ms. Albert asked how many entrances there are for traffic. The crowd answered two. Ms. Albert said that it is a large subdivision and there should be more amenities.

Mr. Lavender asked Mr. Baker about sewer availability at 7a. Mr. Baker said that the sewer is available but must be strategically moved.

Mr. Thoma asked if there was a threshold to build the commercial. Ms. Kaade said no.

Mr. Thoma and Ms. Medford discussed the question at hand.

Mr. Thoma asked Ms. Kaade to explain the density tables. Ms. Kaade said the max allowed 1344 units for the development was not changing. They are just shifting some of the zone densities.

Ms. Albert said the biggest concern is regarding the amenity as expressed by the public speakers. Mr. Baker said that staff enforces the SOI requirement, which isn't changing. The amenity is required regardless of the vote tonight.

Ms. Kaade explained that the recommendation of denial is because of the possibility of no commercial.

Mr. Lavender expressed concern that what is on paper and what happens doesn't always align. He said that he would like more specific language for the amenity and the clubhouse and would like the SOI to be revised.

Mr. Baker explained again what was submitted to PAC was the pool, pickleball courts, playground, and a clubhouse.

Mr. Thoma stated he is not sure whether or not they should allow the commercial to not be built. Mr. Baker said that the developer would like to build the subdivision out now. Commercial may stay vacant for another twenty years.

There being no further discussion, Mr. Lavender called for motions.

ACTION – Ms. Medford made a motion to affirm staff's recommendation of denial. Mr. Thoma seconded the motion. The motion passed with a vote of 5-0.

Other Business

I. Planning and Zoning Staff Updates

Ms. Kaade welcomed Ms. Judy Albert to Planning Commssion.

Adjournment
Mr. Lavender stated that there was no further business to discuss. The meeting adjourned at 7:39pm.

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Preliminary Plat

Case Number: PP 26-03

Applicant: CivilSD, LLC.

Address: Blackwell Road

Parcel ID Number: 5-13-00-005.00

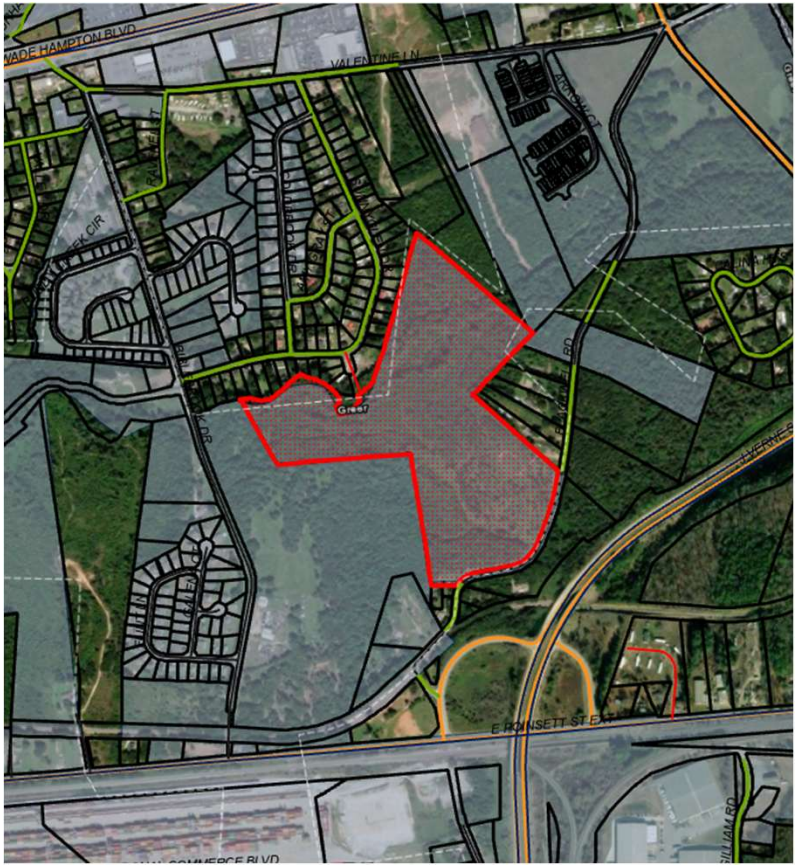
Existing Zoning: Suburban Neighborhood (SN)

Request: Preliminary Plat Approval

Subdivision Name: Timberfall Woods

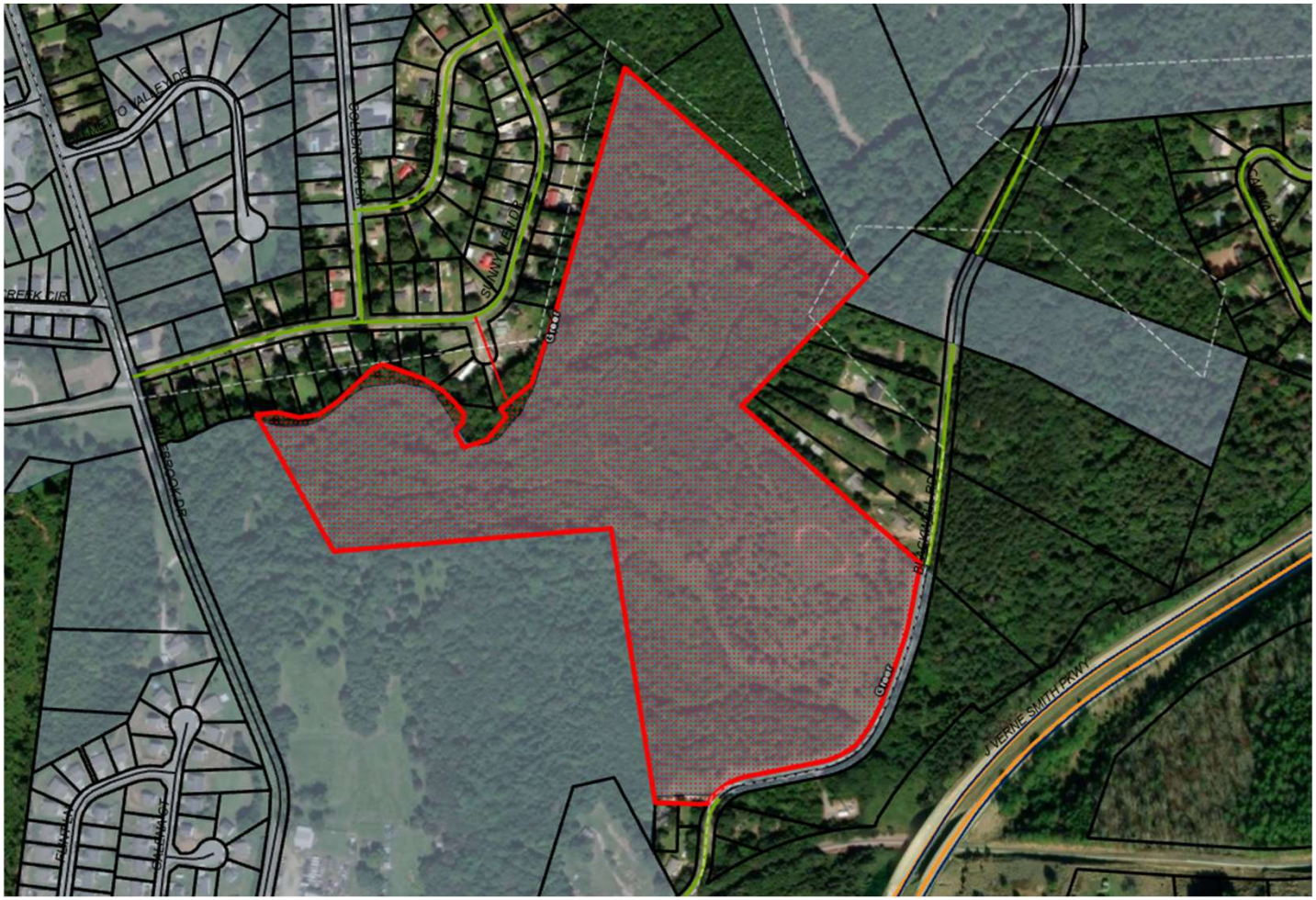
Housing Type: Single-family detached

Lots: 71



PP 26-03

Aerial Map



PP 26-03
Preliminary Plat



GENERAL NOTES
1. GRAVITY SEWER PROVIDER IS GREER CPW.
2. PUBLIC WATER PROVIDER IS GREER CPW.
3. THERE IS FLOODPLAIN ON THE PROPERTY PER FEMA PANEL 45045C0354F. NO DISTURBANCE IS PROPOSED WITHIN THE FLOODPLAIN.
4. STORMWATER QUANTITY AND QUALITY CONTROL WILL BE PROVIDED VIA ONE DRY DETENTION POND.
5. TREE SAVE AREA REQUIRED - 4.57 AC

SITE ANALYSIS	
TAX MAP NUMBERS	5-13-00-005.00
PHYSICAL ADDRESS	BLACKWELL RD, GREER, SC
PROPOSED ZONING	SN (CLUSTER)
BUILDING SETBACKS:	INTERNAL 20' FRONT SETBACK 5' SIDE - 15' REAR SETBACK
TOTAL ACREAGE	±45.7 ACRES
ALLOWABLE DENSITY	5 LOTS PER ACRE = 182 LOTS
PROPOSED DENSITY	1.5 LOTS PER ACRE = 71 LOTS
OPEN SPACE REQUIRED	30% - 13.71ACRES
OPEN SPACE PROVIDED	32 ACRES
PARKING SPACES REQUIRED	2 PER HOME=142
PARKING SPACES PROVIDED	152
*2 PER HOME (142) + 10 ADDITIONAL THROUGHOUT THE DEVELOPMENT	

OPEN SPACE
TOTAL OPEN SPACE REQUIRED: 30% - 13.71 AC TOTAL OPEN SPACE PROVIDED: 70% - 32 AC
ACTIVE RECREATION REQUIRED - 3.42 AC (25% OF REQUIRED OPEN SPACE - 25% FROM 13.71 AC)
ACTIVE RECREATION PROVIDED - 4.09 AC * SOCCER FIELD - 15,000 SQ FT * PLAYGROUND - 4,800 SQ FT * 9-HOLE DISK GOLF - 3.62 AC
PASSIVE RECREATION REQUIRED = 10.28 AC (75% OF REQUIRED OPEN SPACE - 75% FROM 13.71 AC)
PASSIVE RECREATION PROVIDED - 15.48 AC *FLOODPLAIN - TOTAL 15.8 AC (USE 20% - 3.16 AC) *STORMWATER POND - 1.18 AC (USE 50% - 0.59 AC) *BUFFERS - 1.5 AC (USE 20% - 2.3 AC) *OTHER - 9.43 AC

Staff Recommendation: Approval

Staff Report to the City of Greer Planning Commission
Monday, June 15, 2026

Case Number:	PP 26-03
Property Location:	Blackwell Road
Tax Map Number:	5-13-00-005.00
Existing Zoning:	Suburban Neighborhood (SN)
Request:	Preliminary Plat Approval – Blackwell Woods

Analysis: **PP 26-03**

PP 26-03 is a request to approve the Preliminary Plat for development on Blackwell Road consisting of 71 single-family detached lots.

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

Staff Recommendation: Approval

Greenville County Office of E911

9-1-1

FIRE • LAW ENFORCEMENT • EMS

Greenville County E9-1-1

301 University Ridge Suite 4500

Greenville, SC 29601

Mark Blais

Mark Blais

05/07/2026

The Greenville County E91-1-1 Office requests all County and Municipal Developers to submit subdivision/development names and road names for approval, along with a site plan to scale (pdf is acceptable). According to State Law, (S-23-47-60), subdivision/development and road names cannot be duplicated in Greenville County. Once names are approved by the E9-1-1 Office, an approved form will be returned to you. The approved form must accompany the preliminary or final plats when presented to the Subdivision administrator for approval. If there are any revisions, please notify the E9-1-1 Office as soon as possible. Road names may be reserved for two years from the date of the approval form.

Please fill out all information below and either return it to the E911 Office, or email to 911address@greenvillecounty.org.

Developer/Contact Names: Meritage Homes

Address: 701 Brookfield Parkway, Suite 103, Greenville SC 29607

Phone: 803-240-6093

Email: Kelli.McCormick@meritagehomes.com

Parent Tax Map #: 5-13-00-005.00

Proposed Subdivision Names:

Blackwell Woods

Proposed Subdivision Roads:

Alderbrook Lane	Love Grass Lane	
Ironbark Way		
Timberfall Drive		

Outlook

RE: Subdivision name approval Blackwell Rd

From Darya Dimintiyanova <darya@civilsd.com>
Date Tue 6/2/2026 1:16 PM
To Thomas, Ben <bthomas@spartanburgcounty.gov>; Ashley Kaade <akaade@cityofgreersc.gov>; Harris, Tiajuana <tharris@spartanburgcounty.gov>; Dill, Rachel <rdill@spartanburgcounty.gov>
Cc Blais, Mark <MBlais@greenvillecounty.org>; Heather Stahl <hstahl@cityofgreersc.gov>

[**NOTICE:** This message originated outside of the City of Greer -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,
Can I get every body else's input on this?
Thanks

From: Blais, Mark <MBlais@greenvillecounty.org>
Sent: Monday, June 1, 2026 11:07 AM
To: Darya Dimintiyanova <darya@civilsd.com>; Thomas, Ben <bthomas@spartanburgcounty.gov>; Ashley Kaade <akaade@cityofgreersc.gov>; Harris, Tiajuana <tharris@spartanburgcounty.gov>
Subject: RE: Subdivision name approval Blackwell Rd

Hi Darya,

That name is available. Please complete the attached form to reserve the name for your project, I will then return it with an approval stamp.

Respectfully,
Mark Blais
(864) 467-5916

From: Darya Dimintiyanova <darya@civilsd.com>
Sent: Monday, June 1, 2026 10:57 AM
To: Thomas, Ben <bthomas@spartanburgcounty.gov>; Ashley Kaade <akaade@cityofgreersc.gov>; Blais, Mark <MBlais@greenvillecounty.org>; Harris, Tiajuana <tharris@spartanburgcounty.gov>
Subject: Subdivision name approval Blackwell Rd

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good morning,
I need all of yours approval for a subdivision name in the city of Greer on Blackwell rd TMN #5-13-00-005.00.
Originally approved as Ashley Gardens and then as Blackwell woods.
Blackwell woods appears to not be available in Spartanburg county.
New proposed name Timberfall Woods

Thanks

Darya Dimintiyanova
CivilSD
Civil Site Development Engineering
864-704-8056
Darya@CivilSD.com
935 Tanner Road | Greenville, SC | 29607

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Darya Dimintiyanova

From: Harris, Tiajuana <tharris@spartanburgcounty.gov>
Sent: Thursday, May 7, 2026 1:39 PM
To: Darya Dimintiyanova
Cc: Blais, Mark
Subject: Re: Street names for Blackwell Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Darya,

No problem. I will be happy to reserve those four road names for you. Have a great day! 😊

Respectfully,

Tiajuana (Tia) L. Harris
GIS/911 Analyst III
Spartanburg County
GIS Addressing Dept./Communications 9-1-1
366 N. Church St.
Spartanburg, SC 29303
Office: (864) 598-7096
Website: www.spartanburgcounty.org



~ HAVE A GREAT DAY! ~

Spartanburg County's official website has changed from spartanburgcounty.org** to spartanburgcounty.**gov****

From: Darya Dimintiyanova <darya@civilsd.com>
Sent: Thursday, May 7, 2026 8:40 AM
To: Harris, Tiajuana <tharris@spartanburgcounty.gov>
Cc: Blais, Mark <MBlais@greenvillecounty.org>
Subject: RE: Street names for Blackwell Rd

CAUTION: **THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE**
Use caution when opening attachments, clicking links, or responding to this email. Please contact IT if you have questions.

Good morning,
I would like to officially request the following street names to be reserved for this project
Alderbrook ln
Ironbark way

Timberfall dr
Love grass ln
and the official new name for the subdivision will be Blackwell Woods.

Thanks for your help

From: Harris, Tiajuana <tharris@spartanburgcounty.gov>
Sent: Wednesday, May 6, 2026 4:56 PM
To: Darya Dimintiyanova <darya@civilsd.com>
Cc: Blais, Mark <MBlais@greenvillecounty.org>
Subject: Re: Street names for Blackwell Rd

Hi Darya,

There's no need to apologize. This is very common. We'll get them. We have no choice because as I'm sure the Russian names are beautiful, I won't be able to pronounce them. 😂

Alderbrook ln - Available
Ironbark way - Available
Timberfall dr - Available
Leafhaven - Available ***(Will need a suffix please)***
Love grass ln - Available
June grass ln - Available

SEEEEEE, YOU DID IT!!!! 😂 *Please let me know which names you would like reserved. Have a wonderful day!!!!* 😊

Respectfully,

Tiajuana (Tia) L. Harris
GIS/911 Analyst III
Spartanburg County
GIS Addressing Dept./Communications 9-1-1
366 N. Church St.
Spartanburg, SC 29303
Office: (864) 598-7096
Website: www.spartanburgcounty.org



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From: Darya Dimintiyanova <darya@civilsd.com>
Sent: Wednesday, May 6, 2026 3:30 PM
To: Harris, Tiajuana <tharris@spartanburgcounty.gov>

Cc: Blais, Mark <mblais@greenvillecounty.org>
Subject: RE: Street names for Blackwell Rd

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I am sorry, we are all getting tired of this game.
Alderbrook ln
Ironbark way
Timberfall dr
Leafhaven
Love grass ln
June grass ln

I checked these too
If these don't work, ill start using Russian names for streets 😊

From: Harris, Tiajuana <tharris@spartanburgcounty.gov>
Sent: Wednesday, May 6, 2026 3:12 PM
To: Darya Dimintiyanova <darya@civilsd.com>
Cc: Blais, Mark <mblais@greenvillecounty.org>
Subject: Re: Street names for Blackwell Rd

Good afternoon Darya,

You're welcome. Please see my comments below...

Chestnut street ***- Not*** *available or approvable (Duplicate and excessively used in our database)*
Madrona Way - ***Not*** *approvable (Too similar to Madrone which is in our database)*
Ironwood drive - ***Not*** *available (Duplicate)*
Jacaranda way - ***Available***

Respectfully,

Tiajuana (Tia) L. Harris
GIS/911 Analyst III
Spartanburg County
GIS Addressing Dept./Communications 9-1-1
366 N. Church St.
Spartanburg, SC 29303
Office: (864) 598-7096
Website: www.spartanburgcounty.org

Outlook

RE: Subdivision name approval Blackwell Rd

From Dill, Rachel <rdill@spartanburgcounty.gov>
Date Tue 6/2/2026 2:47 PM
To Darya Dimintiyanova <darya@civilsd.com>; Thomas, Ben <bthomas@spartanburgcounty.gov>; Ashley Kaade <akaade@cityofgreersc.gov>; Harris, Tiajuana <tharris@spartanburgcounty.gov>
Cc Blais, Mark <MBlais@greenvillecounty.org>; Heather Stahl <hstahl@cityofgreersc.gov>

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Good afternoon,

Timberfall Woods has been reserved for you.

Thank you,

Rachel Dill
Planner II
Spartanburg County Planning & Development
366 N Church Street, Suite 700
Spartanburg, SC 29303

Development/Zoning Applications begin here CSS

Office: (864) 596-3484
Website | **Facebook**

From: Darya Dimintiyanova
Sent: Tuesday, June 2, 2026 1:17 PM
To: Thomas, Ben <bthomas@spartanburgcounty.gov>; Ashley Kaade <akaade@cityofgreersc.gov>; Harris, Tiajuana <tharris@spartanburgcounty.gov>; Dill, Rachel <rdill@spartanburgcounty.gov>
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CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good morning,
I need all of yours approval for a subdivision name in the city of Greer on Blackwell rd TMN #5-13-00-005.00.
Originally approved as Ashley Gardens and then as Blackwell woods.
Blackwell woods appears to not be available in Spartanburg county.
New proposed name Timberfall Woods
Thanks

Darya Dimintiyanova
CivilSD
Civil Site Development Engineering
864-704-8056
Darya@CivilSD.com
935 Tanner Road | Greenville, SC | 29607

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Greenville-Spartanburg International Airport

Airport Environs Planning Commission

May 18, 2026

SENT VIA EMAIL

Meritage Homes
Attn: Kelli McCormick
701 Brookfield Parkway, Suite 103
Greenville, SC 29607
kelli.mccormick@meritagehomes.com

Reference: Spartanburg County - Parcel Number: 5-13-00-005.00 (portion of)

Your land use application for the Airport Environs Area has been reviewed, as is required to obtain approval from the City of Greer. As stated in your application and supporting documentation you intend to construct a soccer field, mailbox kiosks, and parking on a portion of the parcel number stated above, to support Blackwell Woods subdivision. The submitted NAICS classification number is 713990. The parcel is located along Blackwell Road, in the City of Greer.

The above referenced parcel lies partially within the Environs area. For parcels partially within the Environs area, Section IV.A.1.b. of the Greenville-Spartanburg Airport Environs Area Zoning Ordinance states, "That portion of the Parcel falling within the Airport Environs Area shall be treated in the same manner as Parcels wholly within the Airport Environs Area."

Section IV.A.1.a. of the Greenville-Spartanburg Airport Environs Area Zoning Ordinance states, "That portion of any Parcel which falls outside the Airport Environs Area shall be treated in the same manner as Parcels wholly outside the Airport Environs Area, and shall be governed by the planning and zoning regulations of the relevant Local Zoning Authority."

Use of this property for soccer field, mailbox kiosks, and parking are compatible within the Airport Environs Area. Therefore, your application has been approved. No other use of the property or deviation from the reviewed site plan is permitted without additional review and approval by this office. In addition, this approval does not supersede any regulations, zoning, or permitting requirements of the City of Greer.

Please contact me if you have any further questions at environs@gspairport.com.

Sincerely,

Michael Forman, AICP
Environs Area Compliance Coordinator

Preliminary Plat

Case Number: PP 26-04

Applicant: Material Capital Partners

Address: Brockman McClimon Road and Abner Creek Road

Parcel ID Number: 5-28-00-012.04, 5-28-00-012.03, 5-28-00-012.02, 5-28-00-012.01, 5-28-00-012.00, 5-28-00-013.00

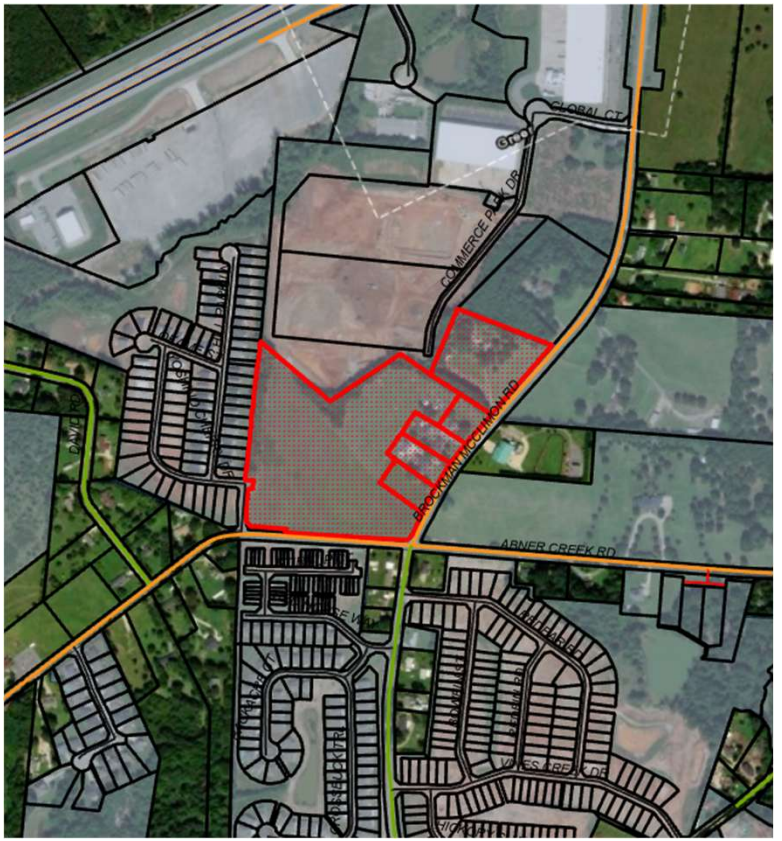
Existing Zoning: Traditional Neighborhood (TN)

Request: Preliminary Plat Approval

Subdivision Name: Mill Landing

Housing Type: Single-family detached

Lots: 93



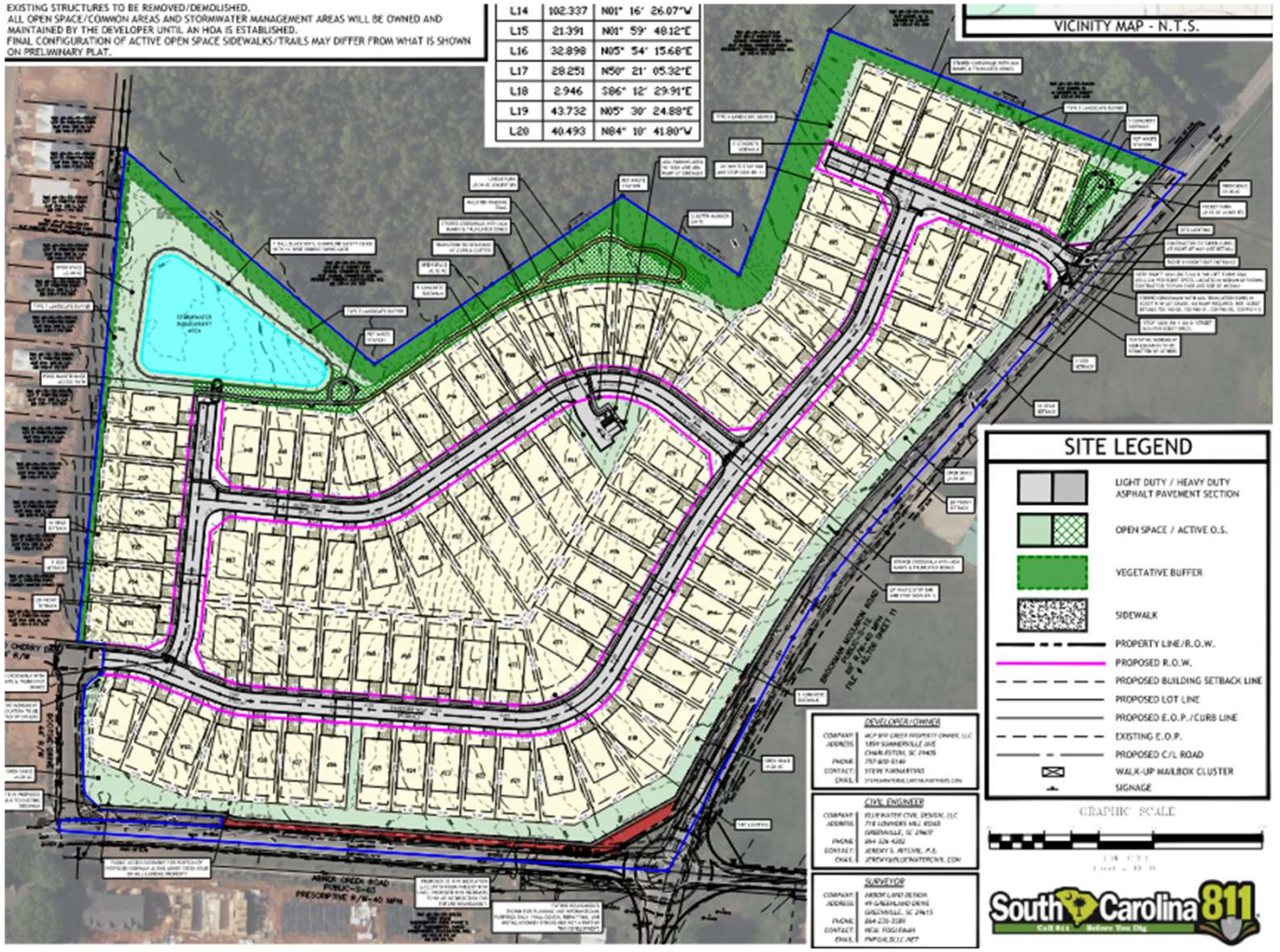
PP 26-04
Aerial Map



PP 26-04
Preliminary Plat

SITE DATA

TAX MAP NO.:	5-28-00-012.04, 5-28-00-012.03, 5-28-00-012.02, 5-28-00-012.01, 5-28-00-012.00, 5-28-00-013.00
TOTAL AREA:	±23.91 ACRES (EXCLUDING R/W TO BE DEDICATED)
ZONING:	TN
TOTAL UNITS:	93 SFR LOTS (51' X 125' TYP.)
REQUIRED OPEN SPACE:	±2.39 AC (10%)
PROPOSED OPEN SPACE:	±4.50 AC (19%)
REQUIRED ACTIVE O.S:	±0.60 AC (25% OF REQ'D OPEN SPACE)
PROPOSED ACTIVE O.S:	±0.64 AC (27%)
PROPOSED ROADWAY:	±3,329 LF (44' PUBLIC ROW) (±0.63 MILES)
SETBACKS:	
FRONT:	20'
SIDE:	5'
REAR:	10'
MAXIMUM DENSITY:	10 UNITS/AC (239 UNITS)
PROPOSED DENSITY:	3.89 UNITS/AC (93 UNITS)
PARKING REQUIRED:	186 SPACES (2.0 SPACES/UNIT)
PARKING PROPOSED:	189 SPACES



Staff Recommendation: Approval

Staff Report to the City of Greer Planning Commission
Monday, June 15, 2026

Case Number:	PP 26-04
Property Location:	Brockman McClimon Road and Abner Creek Road
Tax Map Number:	5-28-00-012.04, 5-28-00-012.03, 5-28-00-012.02, 5-28-00-012.01, 5-28-00-012.00, 5-28-00-013.00
Existing Zoning:	Traditional Neighborhood (TN)
Request:	Preliminary Plat Approval – Mill Landing

Analysis: **PP 26-04**

PP 26-04 is a request to approve the Preliminary Plat for development on Brockman McClimon Road and Abner Creek Road consisting of 93 single-family detached lots.

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

Staff Recommendation: Approval

SITE DATA

TAX MAP NO.:	5-28-00-012.04, 5-28-00-012.03, 5-28-00-012.02, 5-28-00-012.01, 5-28-00-012.00, 5-28-00-013.00
TOTAL AREA:	±23.91 ACRES (EXCLUDING R/W TO BE DEDICATED)
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FRONT:	20'
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MAXIMUM DENSITY:	10 UNITS/AC (239 UNITS)
PROPOSED DENSITY:	3.89 UNITS/AC (93 UNITS)
PARKING REQUIRED:	186 SPACES (2.0 SPACES/UNIT)
PARKING PROPOSED:	189 SPACES

CERTIFICATE OF ACCURACY:
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 A" SURVEY AS SPECIFIED THEREIN

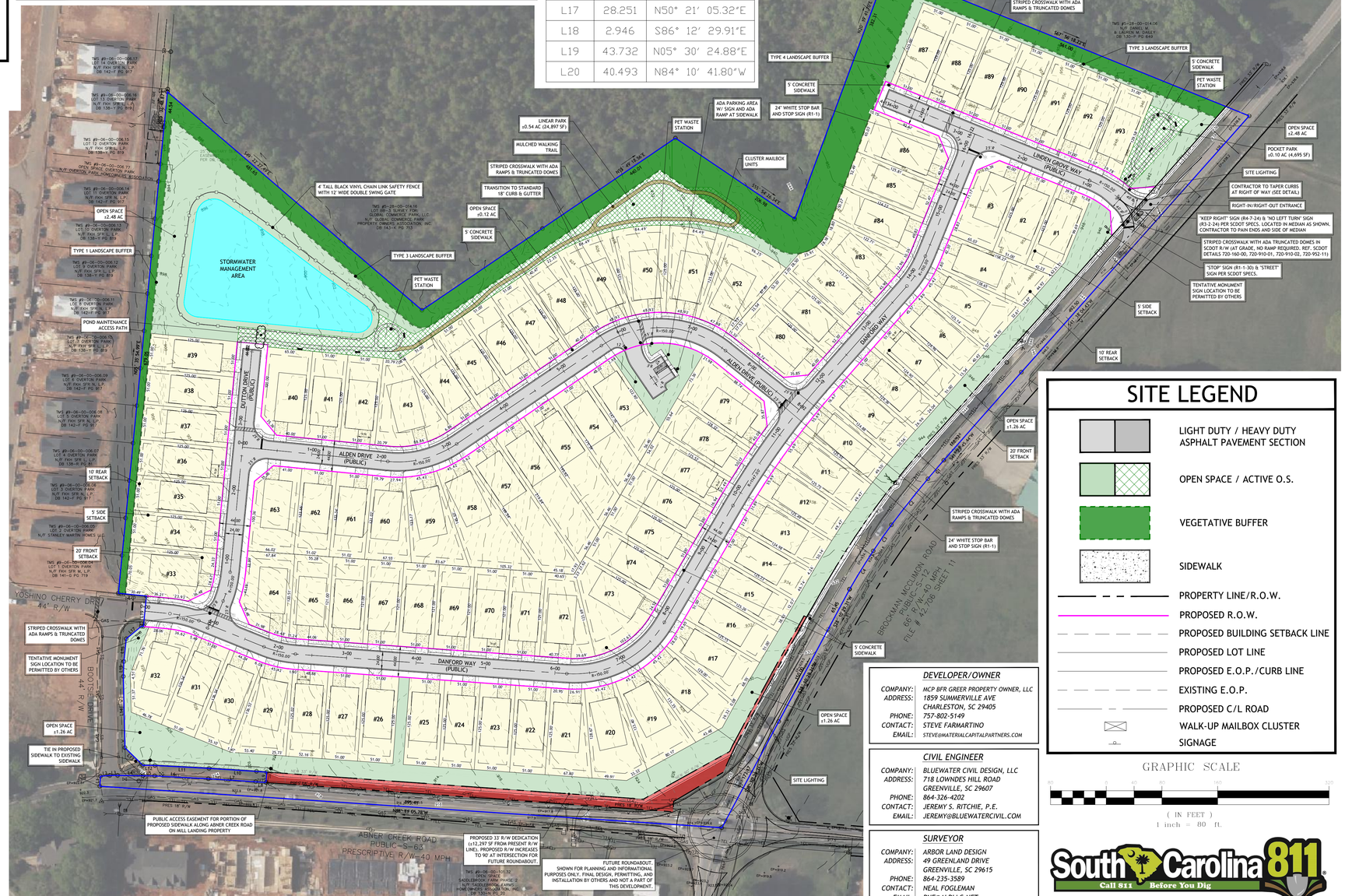
Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
1	6264 SF / 0.14 AC	32	8481 SF / 0.19 AC	63	7905 SF / 0.18 AC
2	6375 SF / 0.15 AC	33	8434 SF / 0.19 AC	64	7739 SF / 0.18 AC
3	7814 SF / 0.18 AC	34	6375 SF / 0.15 AC	65	6687 SF / 0.15 AC
4	7931 SF / 0.18 AC	35	6375 SF / 0.15 AC	66	6171 SF / 0.14 AC
5	8132 SF / 0.19 AC	36	6375 SF / 0.15 AC	67	6171 SF / 0.14 AC
6	6525 SF / 0.15 AC	37	6375 SF / 0.15 AC	68	6171 SF / 0.14 AC
7	6371 SF / 0.15 AC	38	6375 SF / 0.15 AC	69	6171 SF / 0.14 AC
8	6360 SF / 0.15 AC	39	6375 SF / 0.15 AC	70	6171 SF / 0.14 AC
9	6410 SF / 0.15 AC	40	7813 SF / 0.18 AC	71	6171 SF / 0.14 AC
10	6588 SF / 0.15 AC	41	6375 SF / 0.15 AC	72	7469 SF / 0.17 AC
11	6609 SF / 0.15 AC	42	6375 SF / 0.15 AC	73	9629 SF / 0.22 AC
12	6607 SF / 0.15 AC	43	9140 SF / 0.21 AC	74	6375 SF / 0.15 AC
13	6500 SF / 0.15 AC	44	6375 SF / 0.15 AC	75	6375 SF / 0.15 AC
14	6379 SF / 0.15 AC	45	6375 SF / 0.15 AC	76	6375 SF / 0.15 AC
15	6390 SF / 0.15 AC	46	6375 SF / 0.15 AC	77	6534 SF / 0.15 AC
16	6385 SF / 0.15 AC	47	6375 SF / 0.15 AC	78	6698 SF / 0.15 AC
17	7309 SF / 0.17 AC	48	7264 SF / 0.17 AC	79	8882 SF / 0.20 AC
18	8465 SF / 0.19 AC	49	8339 SF / 0.19 AC	80	8170 SF / 0.19 AC
19	8185 SF / 0.18 AC	50	8339 SF / 0.19 AC	81	6538 SF / 0.15 AC
20	8532 SF / 0.20 AC	51	8339 SF / 0.19 AC	82	6538 SF / 0.15 AC
21	7261 SF / 0.17 AC	52	8987 SF / 0.21 AC	83	7184 SF / 0.16 AC
22	6375 SF / 0.15 AC	53	6888 SF / 0.16 AC	84	6808 SF / 0.16 AC
23	6375 SF / 0.15 AC	54	8123 SF / 0.19 AC	85	6560 SF / 0.15 AC
24	6375 SF / 0.15 AC	55	9359 SF / 0.21 AC	86	7929 SF / 0.18 AC
25	6375 SF / 0.15 AC	56	10594 SF / 0.24 AC	87	6375 SF / 0.15 AC
26	6375 SF / 0.15 AC	57	11121 SF / 0.26 AC	88	6375 SF / 0.15 AC
27	6375 SF / 0.15 AC	58	11493 SF / 0.26 AC	89	6375 SF / 0.15 AC
28	6434 SF / 0.15 AC	59	8327 SF / 0.19 AC	90	6375 SF / 0.15 AC
29	8067 SF / 0.19 AC	60	6969 SF / 0.16 AC	91	6375 SF / 0.15 AC
30	7185 SF / 0.16 AC	61	6206 SF / 0.14 AC	92	6375 SF / 0.15 AC
31	6953 SF / 0.16 AC	62	6273 SF / 0.14 AC	93	6434 SF / 0.15 AC

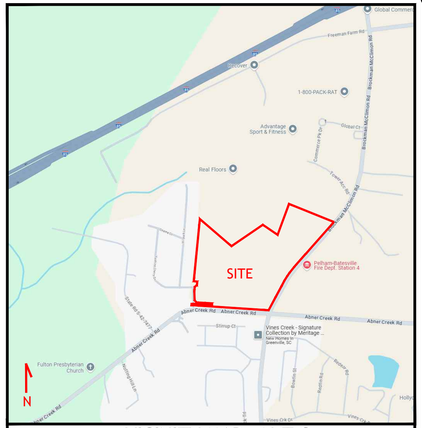
GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. PUBLIC WATER IS AVAILABLE ALONG BROCKMAN MCCLIMON ROAD & YOSHINO CHERRY DRIVE PROVIDED BY GREER CPW.
3. SANITARY SEWER IS AVAILABLE AND WILL BE PROVIDED BY GREER CPW.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
5. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
6. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
7. CITY OF GREER SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
8. ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 44' MIN. PUBLIC R.O.W.
9. ALL WORK WITHIN THE EXISTING R.O.W. SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
10. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
11. LOTS WITH FRONTAGE ON TWO STREETS (CORNER LOTS) MAY ONLY HAVE DRIVEWAY CONNECTION TO ONE STREET.
12. ACCORDING TO FEMA PANEL 45045C0364D EFF. 12/2/2004 & 45045C0427E EFF. 8/18/2024, NO PORTION OF THIS SITE EXISTS IN A FLOODPLAIN ZONE AE AREA.
13. EXISTING STRUCTURES TO BE REMOVED/DEMOLISHED.
14. ALL OPEN SPACE/COMMON AREAS AND STORMWATER MANAGEMENT AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL AN HOA IS ESTABLISHED.
15. FINAL CONFIGURATION OF ACTIVE OPEN SPACE SIDEWALKS/TRAILS MAY DIFFER FROM WHAT IS SHOWN ON PRELIMINARY PLAT.

Line Table		
Line #	Length	Direction
L1	14.497	N04° 17' 42.64"E
L2	13.263	N85° 38' 31.81"E
L3	11.260	N89° 10' 42.81"E
L4	36.450	S89° 11' 15.19"E
L5	16.690	S89° 11' 15.19"E
L6	77.390	S86° 58' 16.19"E
L7	68.160	S86° 23' 01.19"E
L8	14.730	S85° 51' 44.19"E
L9	15.000	N04° 08' 15.81"E
L10	83.109	N86° 17' 26.94"W
L11	77.750	N86° 58' 16.19"W
L12	17.530	N89° 11' 15.19"W
L13	36.000	N45° 14' 50.19"W
L14	102.337	N01° 16' 26.07"W
L15	21.391	N01° 59' 48.12"E
L16	32.898	N05° 54' 15.68"E
L17	28.251	N50° 21' 05.32"E
L18	2.946	S86° 12' 29.91"E
L19	43.732	N05° 30' 24.88"E
L20	40.493	N84° 10' 41.80"W

Curve Table			
Curve #	Length	Radius	Delta
C1	35.161	1485.870	001.3558
C2	84.371	1485.870	003.2534
C3	45.694	1021.820	002.5622
C4	64.619	1021.820	003.6234





VICINITY MAP - N.T.S.

SITE LEGEND

- LIGHT DUTY / HEAVY DUTY ASPHALT PAVEMENT SECTION
- OPEN SPACE / ACTIVE O.S.
- VEGETATIVE BUFFER
- SIDEWALK
- PROPERTY LINE/R.O.W.
- PROPOSED R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD
- WALK-UP MAILBOX CLUSTER
- SIGNAGE

GRAPHIC SCALE
0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

DEVELOPER/OWNER	
COMPANY:	MCP BFR GREER PROPERTY OWNER, LLC
ADDRESS:	1859 SUMMERVILLE AVE CHARLESTON, SC 29405
PHONE:	757-802-5149
CONTACT:	STEVE FARMARTINO
EMAIL:	STEVE@MATERIALCAPITALPARTNERS.COM

CIVIL ENGINEER	
COMPANY:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	718 LOWNDES HILL ROAD GREENVILLE, SC 29607
PHONE:	864-326-4202
CONTACT:	JEREMY S. RITCHIE, P.E.
EMAIL:	JEREMY@BLUEWATERCIVIL.COM

SURVEYOR	
COMPANY:	ARBOR LAND DESIGN
ADDRESS:	49 GREENLAND DRIVE GREENVILLE, SC 29615
PHONE:	864-235-3589
CONTACT:	NEAL FOGLEMAN
EMAIL:	PNF@ALDLLC.NET

South Carolina 811 Call 811 Before You Dig

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Project Number: 2026-037
DWG Name: Mill Landing PP-1.dwg
Drawing Scale: as noted
Date of Project: 05/2026
Engineer of Record:

Jeremy S. Ritchie, P.E.
South Carolina PE# 20968

blueWATER civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 · GA PEF005865
NC P0868 · AL CA4065E

SOUTH CAROLINA BLUEWATER CIVIL DESIGN, LLC No. C04212 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 20968 06/01/2026 JEREMY S. RITCHIE

MILL LANDING
(Single-Family Subdivision - Preliminary)
Brockman McClimon Rd & Abner Creek Rd
City of Greer, SC 29651

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	05/12/2026	Issued For Owner Review
B	05/19/2026	Issued For Preliminary Plat
C	06/01/2026	Issued Revised Preliminary Plat
....	....	....
....	....	....
....	....	....
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....	....	....
....	....	....
....	....	....
....	....	....

PRELIMINARY PLAT

PP-1

Greenville County Office of E911

9-1-1

FIRE • LAW ENFORCEMENT • EMS

APPROVED

Jordan Lee

Greenville County E9-1-1

301 University Ridge Suite 4500

Greenville, SC 29601

The Greenville County E91-1-1 Office requests all County and Municipal Developers to submit subdivision/development names and road names for approval, along with a site plan to scale (pdf is acceptable). According to State Law, (S-23-47-60), subdivision/development and road names cannot be duplicated in Greenville County. Once names are approved by the E9-1-1 Office, an approved form will be returned to you. The approved from must accompany the preliminary or final plats when presented to the Subdivision administrator for approval. If there are any revisions, please notify the E9-1-1 Office as soon as possible. Road names may be reserved for two years from the date of the approval form.

Please fill out all information below and either return it to the E911 Office, or email to Jordan Lee jorlee@greenvillecounty.org or Tony McDavid tmcdavid@greenvillecounty.org.

Developer/Contact Names: David Craig / Material Capital Partners

Address: 430 N Hanover Street, Charleston, SC 29403

Phone: 617-549-3285

Email: david@materialcapitalpartners.com

Parent Tax Map #: 5-28-00-012.04, 5-28-00-013.00, 5-28-00-012.00, 5-28-00-012.01, 5-28-00-012.02, 5-28-00-012.03

Proposed Subdivision Names:

Mill Landing

Proposed Subdivision Roads:

Bantle Drive	Dutton Drive	Hartford Drive	Bridlington Drive
Lockbourne Drive	Alden Drive	Linden Grove Way	Ashenfern Drive
Stagstone Way	Yorkfield Drive	Danford Way	Harrowgate Drive
Fairbourne Drive	Ravenbrook Drive	Grayshire Drive	

From: Harris, Drew <dharris@spartanburgcounty.org>
Sent: Friday, May 16, 2025 11:33 AM
To: Ashley Henthorn
Cc: Harris, Tiajuana
Subject: Re: Greer BTR Road Names
Attachments: Greer BTR SP-7_road names.pdf

Ashley,

I have reserved Linden Grove Way.

Thanks,

Drew

Drew Harris
GIS Manager
Spartanburg County
366 N Church St
Spartanburg, S.C.

Cell: (864) 415-2471
Office: (864) 598-7079
Website: Spartanburg County GIS

From: Ashley Henthorn <ashley@bluewatercivil.com>
Sent: Monday, May 12, 2025 1:50 PM
To: Jones, Genelle <gjones@spartanburgcounty.org>; Sabo, Savannah <ssabo@spartanburgcounty.org>
Cc: Harris, Tiajuana <tharris@spartanburgcounty.org>; Madelyn Moore <Madelyn@bluewatercivil.com>; Van Culbertson <van@bluewatercivil.com>; Noah Hyder <noah@bluewatercivil.com>
Subject: RE: Greer BTR Road Names

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Good afternoon,

I just received an out-of-office from Tia and I was hoping y'all could help me with reserving the final road name for a proposed subdivision "Mill Landing" in Greer. Tia had previously let us know that "Linden Grove Way" was available, but we had not reserved it yet. Can you please reserve this name for us? I think she has reserved all of the other names for this subdivision but we are trying to submit our plans by the end of the week so if we could get this last name reserved that would be great. Please let us know if you have any questions.

Thanks, Ashley

Ashley M. Henthorn, EIT
blueWATER Civil Design, LLC - Project Engineer
5 Century Drive - Suite 230
Greenville, SC 29607

Mailing Address:
718 Lowndes Hill Road
Greenville, SC 29607

Cell: 864-978-4515
Email: ashley@bluewatercivil.com
Please visit our website at: www.bluewatercivil.com

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From: Ashley Henthorn
Sent: Monday, May 12, 2025 1:16 PM
To: Harris, Tiajuana <tharris@spartanburgcounty.org>
Cc: Madelyn Moore <Madelyn@bluewatercivil.com>; Van Culbertson <van@bluewatercivil.com>; Noah Hyder <noah@bluewatercivil.com>
Subject: RE: Greer BTR Road Names

Tia,

Can you please reserve Linden Grove Way instead of Timbercrest Way?

Thanks, Ashley

Ashley M. Henthorn, EIT
blueWATER Civil Design, LLC - Project Engineer
5 Century Drive - Suite 230
Greenville, SC 29607

Mailing Address:
718 Lowndes Hill Road
Greenville, SC 29607

Cell: 864-978-4515
Email: ashley@bluewatercivil.com

Please visit our website at: www.bluewatercivil.com

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From: Harris, Tiajuana <tharris@spartanburgcounty.org>
Sent: Thursday, May 8, 2025 6:42 PM
To: Ashley Henthorn <ashley@bluewatercivil.com>
Cc: Madelyn Moore <Madelyn@bluewatercivil.com>; Van Culbertson <van@bluewatercivil.com>; Noah Hyder <noah@bluewatercivil.com>
Subject: Re: Greer BTR Road Names

Good afternoon Ashley,

I hope that you are well. I don't see where I've approved Timbercrest Way on the list and upon checking, it is ***not*** *approvable due to excessive use of the name Timber. I will reserve all of the other names except for Timbercrest Way. Also, I only review proposed road names, therefore, you will need to seek approval of the proposed subdivision name from the Planning and Development Departments an let me know if they approve the subdivision name. Thank you.*

Subdivision/Project Name: ***Mill Landing*** ***(I don't review proposed subdivision names)***

- Timbercrest Way - **Not** approvable due to excessive use

Respectfully,
Tiajuana (Tia) L. Harris
Sr. 911/GIS Analyst
Spartanburg County
GIS Addressing Dept./Communications 9-1-1
366 N. Church St.
Spartanburg, SC 29303
Office: (864) 598-7096
Website: www.spartanburgcounty.org



~HAVE A GREAT DAY ON PURPOSE~

From: Ashley Henthorn <ashley@bluewatercivil.com>
Sent: Thursday, May 1, 2025 5:17 PM
To: Harris, Tiajuana <tharris@spartanburgcounty.org>
Cc: Madelyn Moore <Madelyn@bluewatercivil.com>; Van Culbertson <van@bluewatercivil.com>; Noah

Hyder <noah@bluewatercivil.com>
Subject: RE: Greer BTR Road Names

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Tia,

Please see attached exhibit showing the road names and subdivision names we'd like to go with. I've also listed them out below. Can you please reserve all of these for us? Please let us know if you have any questions.

Subdivision/Project Name: **Mill Landing**

Road/Alley Names:

- Ashenfern Drive
- Ravenbrook Drive
- Harrowgate Drive
- Stagstone Way
- Bantle Drive
- Yorkfield Drive
- Alden Drive
- Fairbourne Drive
- Grayshire Drive
- Dutton Drive
- Lockbourne Drive
- Hartford Drive
- Danford Way
- Bridlington Drive
- Timbercrest Way

Thanks, Ashley

Ashley M. Henthorn, EIT
blueWATER Civil Design, LLC - Project Engineer
5 Century Drive - Suite 230
Greenville, SC 29607

Mailing Address:
718 Lowndes Hill Road
Greenville, SC 29607

Cell: 864-978-4515
Email: ashley@bluewatercivil.com
Please visit our website at: www.bluewatercivil.com

NOTICE: This message is directed to and is for the use of the above-noted addressee only, and its contents may be legally privileged or confidential. If the reader of this message is not the intended recipient, you are hereby notified that any distribution, dissemination, or copy of this message is strictly prohibited. If you have received this message in error, please delete it immediately and notify the sender. This message is not intended to be an electronic signature nor to constitute an agreement of any kind under applicable law unless otherwise expressly indicated hereon.

From: Dill, Rachel <rdill@spartanburgcounty.org>
Sent: Monday, May 12, 2025 10:17 AM
To: Ashley Henthorn
Cc: Noah Hyder; Van Culbertson; Madelyn Moore
Subject: RE: Greer BTR Neighborhood Names

Hi Ashley,

I have this name reserved for you. Have a great day!

Thank you,

Rachel Dill
Planner II
Spartanburg County Planning & Development
366 N. Church St., Suite 700
Spartanburg, SC 29303

Development/Zoning Applications begin here → CSS

Office: (864)-596-3484
Fax: (864)-596-3018
Website: spartanburgcounty.org

From: Ashley Henthorn
Sent: Monday, May 12, 2025 9:29 AM
To: Dill, Rachel <rdill@spartanburgcounty.org>
Cc: Noah Hyder <noah@bluewatercivil.com>; Van Culbertson <van@bluewatercivil.com>; Madelyn Moore <Madelyn@bluewatercivil.com>
Subject: RE: Greer BTR Neighborhood Names

CAUTION: **THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE**
Use caution when opening attachments, clicking links, or responding to this email. Please contact IT if you have questions.

Rachel,

Can we please reserve Mill Landing?

Thanks, Ashley

Ashley M. Henthorn, EIT
blueWATER Civil Design, LLC - Project Engineer
5 Century Drive - Suite 230
Greenville, SC 29607

Mailing Address:
718 Lowndes Hill Road
Greenville, SC 29607

Cell: 864-978-4515
Email: ashley@bluewatercivil.com
Please visit our website at: www.bluewatercivil.com

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Bluewater Civil Design, LLC has Professionals Licensed in SC, NC, GA, FL, AL, LA, TX, TN, KY, VA, MI, IN, WI, ID, MT, CO, NV, AZ

From: Dill, Rachel <rdill@spartanburgcounty.org>
Sent: Tuesday, March 25, 2025 10:33 AM
To: Ashley Henthorn <ashley@bluewatercivil.com>
Cc: Noah Hyder <noah@bluewatercivil.com>; Van Culbertson <van@bluewatercivil.com>; Madelyn Moore <Madelyn@bluewatercivil.com>
Subject: RE: Greer BTR Neighborhood Names

Hi Ashley,

Please see below:

Subdivision names:

- Timberhall- Available
- Mill Landing- Available
- The Forge at Mill Landing- Available
- Miller Hill Landing- Not available
- Sage at Mill Landing- Available
- Oakmere- Available

Thank you,

Rachel Dill
Planner II
Spartanburg County Planning & Development
366 N. Church St., Suite 700
Spartanburg, SC 29303

Development/Zoning Applications begin here → CSS

Office: (864)-596-3484
Fax: (864)-596-3018
Website: spartanburgcounty.org

From: Ashley Henthorn
Sent: Monday, March 24, 2025 8:51 AM
To: Dill, Rachel <rdill@spartanburgcounty.org>
Cc: Noah Hyder <noah@bluewatercivil.com>; Van Culbertson <van@bluewatercivil.com>; Madelyn Moore <Madelyn@bluewatercivil.com>
Subject: Greer BTR Neighborhood Names

CAUTION: **THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE**
Use caution when opening attachments, clicking links, or responding to this email. Please contact IT if you have questions.

Good Morning Rachel,

We have a rental community in the City of Greer that we will need a name for. Can you please review the list below and let me know which ones are available? I've attached the road naming exhibit/site plan for reference.

Subdivision names:

- Timberhall
- Mill Landing
- The Forge at Mill Landing
- Miller Hill Landing
- Sage at Mill Landing
- Oakmere

Thanks, Ashley

Ashley M. Henthorn, EIT
blueWATER Civil Design, LLC - Project Engineer
5 Century Drive - Suite 230
Greenville, SC 29607

Mailing Address:
718 Lowndes Hill Road
Greenville, SC 29607

Cell: 864-978-4515
Email: ashley@bluewatercivil.com

Please visit our website at: www.bluewatercivil.com

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AN 26-06
Annexation

Applicant: Indigo Blue Investments

Address: Freeman Farm Rd & Heath Hill Rd

Parcel ID Numbers: 5-29-00-083.03; 5-29-00-082.00

Existing Zoning: Unzoned Spartanburg County

Request: Annex and zone to Traditional Neighborhood (TN)

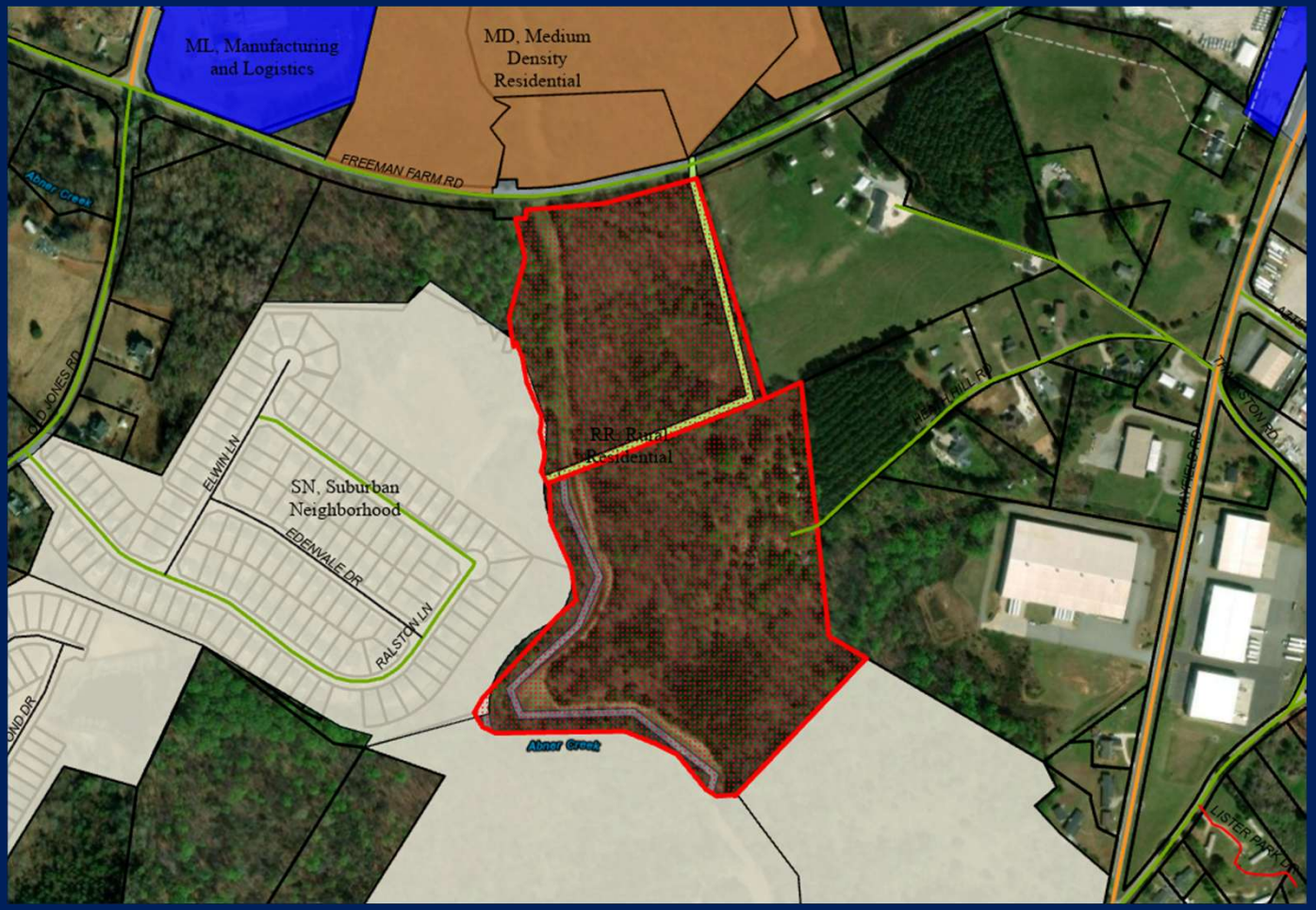


AN 26-06

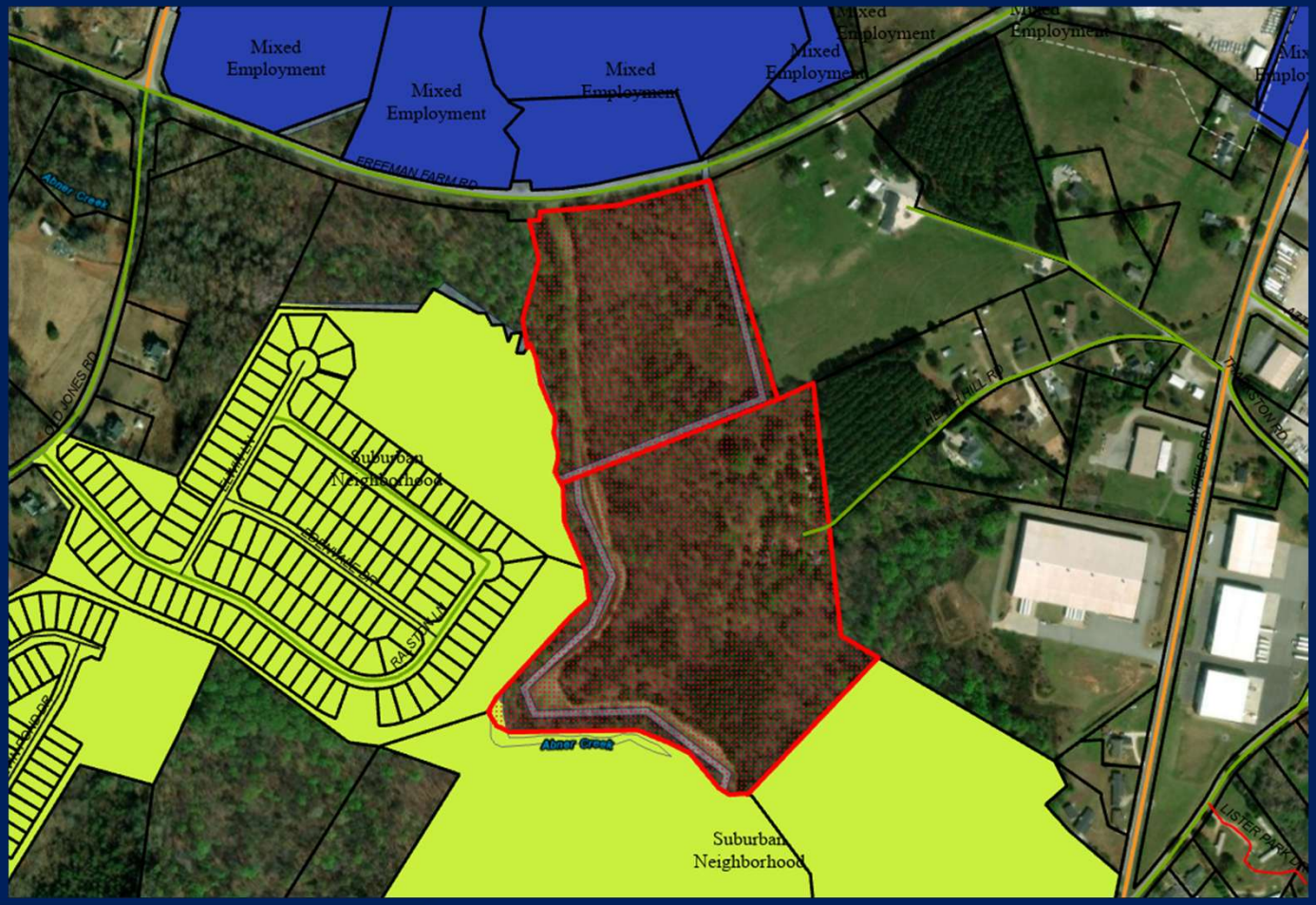
Aerial Map



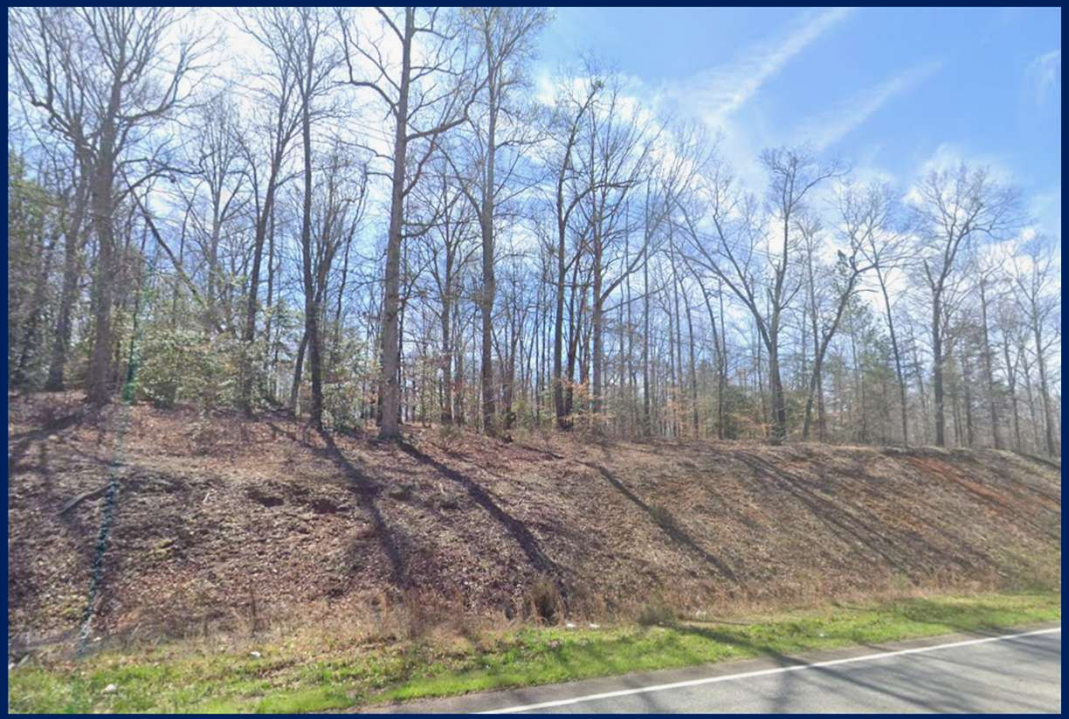
AN 26-06
Zoning Map



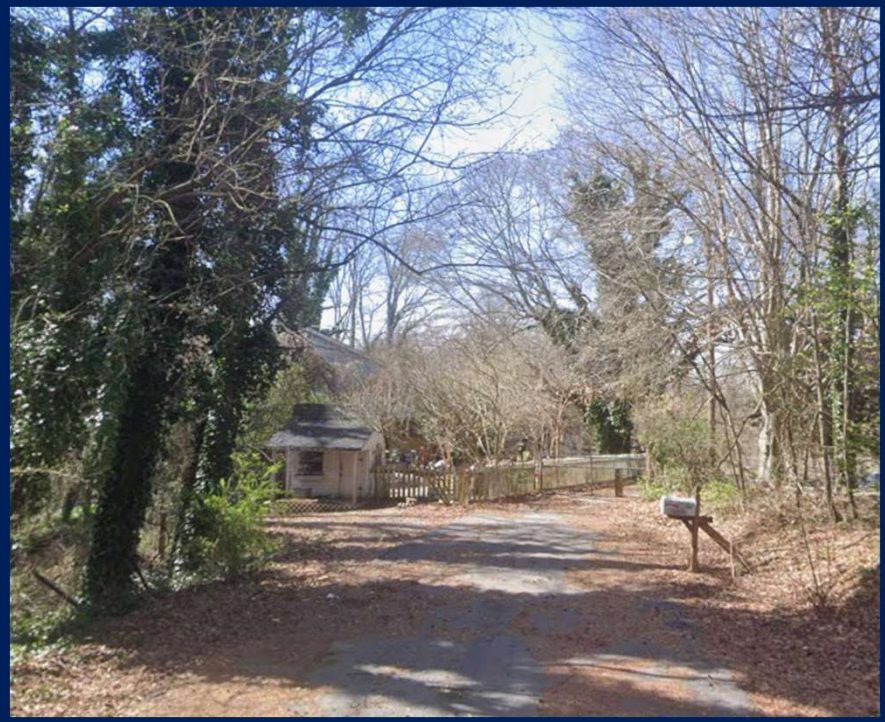
AN 26-06
Future Land Use Map



AN 26-06
Existing Conditions



Freeman Farm Rd



Heath Hill Rd

AN 26-06
Staff Analysis & Recommendations

Request: Annex and zone to Traditional Neighborhood (TN)

Zoning/Land Uses:

North: Medium Density Residential - vacant

East: Unzoned Spartanburg County – residential & warehousing

South: Suburban Neighborhood (SN) – residential (Riley Ridge & Stark Haven)

West: Unzoned Spartanburg County and Suburban Neighborhood (SN) - vacant & residential (Freeman Farm)

Comprehensive Plan: Suburban Neighborhood

Staff Recommendation: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, June 15, 2026

DOCKET:	AN 26-06
APPLICANT:	Indigo Blue Investments
PROPERTY LOCATION:	Freeman Farm Road & Heath Hill Road
TAX MAP NUMBER:	5-29-00-083.03; 5-29-00-082.00
EXISTING ZONING:	Unzoned Spartanburg County
REQUEST:	Annex and zone to Traditional Neighborhood (TN)
SIZE:	33.87 acres total
COMPREHENSIVE PLAN:	Suburban Neighborhood

ANALYSIS: **AN 26-06**

AN 26-06 is an annexation and zoning request for two parcels located on Freeman Farm Road and Heath Hill Road with a total acreage of 33.87 acres. The request is to annex and zone both parcels to Traditional Neighborhood (TN) and the intent is to build a single-family detached subdivision.

Surrounding land uses and zoning include:

North: Medium Density Residential (MD) – vacant
East: Unzoned Spartanburg County – residential and warehousing
South: Suburban Neighborhood (SN) – residential (Riley Ridge and Stark Haven)
West: Unzoned Spartanburg County and Suburban Neighborhood (SN) – vacant and residential (Freeman Farm)

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 and provides a transition from the Medium Density zoned properties to the north to the Suburban Neighborhood properties to the south and west. It is also in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

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

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

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

Respectfully submitted this 5th day of May, 20 26

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)
199 LLC	Freeman Farm Rd, Greer SC	5-29-00-083.03
199 LLC	Freeman Farm Rd, Greer SC	5-29-00-082.00

I hereby request that the property be zoned: TN

** 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 Freeman Farm Rd , 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 5-29-00-083.03 and 5-29-00-082.00 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 5th day of May , 20 26 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

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

☐ Yes ☑ No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

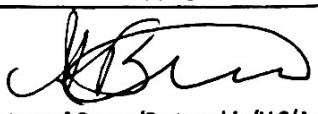
Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	
Description of existing or proposed development:		

Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

☐ Individual Owner ☐ General Partnership ☐ Corporation ☐ Limited Partnership ☐ County ☑ LLC	☐ Attorney-In-Fact or Agent for the Ownership Type Checked Below *Provide documentation appointing you as Attorney-in-Fact or other Agent* **The owner is a(n):** ☐ Individual ☑ General Partnership ☐ Limited Partnership ☐ Corporation *(Affix Seal)* ☐ LLC ☐ Other _____
Owner(s) Sign on Lines Below	**Address of Owner(s)**
 **Signature of Owner/Partnership/LLC/Agent**	963 Tall Pine Rd MT Pleasant, SC 29464
Aaron Brewer, MANAGER **Print Name of Owner/Partnership/LLC/Agent**	
Signature of 2nd Owner/Partner/Corporate Secretary	
Print Name of 2nd Owner/Partner/Corporate Secretary	
	(Affix Corporate Seal)

If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-In-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. ***Page 3 - Ownership Type & Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.***

DEE-2022019803
Recorded 2 on 04/14/2022 02:02:51 PM
Recording Fee: $15.00 County Taxes: $1,100.00 State Taxes: $2,600.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
DOROTHY EARLE REGISTER OF DEEDS
BK:DEE 136-S PG:561-562

After Recording Mail To: Guest & Brady, LLC 1560 Wade Hampton Blvd. Greenville, SC 29609 22-7700

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Roddy D. Donahue and Joye P. Donahue a/k/a Joy P. Donahue (hereinafter "Grantors"), in consideration of ONE MILLION AND 00/100 ($1,000,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released unto 199, LLC (hereinafter "Grantee"), its successors and assignees forever, to-wit:

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being known as Tract No. 3, containing 20.77 acres, more or less, on a survey dated January 17, 1924, prepared by H. S. Brockman, Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at a stone at Coggins corner, running thence S 66.15 W 12.70 chains to a stake; thence S. 74.45 W .99 links to a stone on side of creek; thence down the meanderings of Abner's Creek 27.23 chains to Hickory near the mouth of a branch; thence N. 45.52 E. 9.24 chains to an iron pin; thence N. 60.30 W. 2.38 chains to a stone; thence N. 5.15 W. 12.37 chains to BEGINNING corner.

This being the same property conveyed to Roddy D. Donahue and Joye P. Donahue by deed of Thomas J. DeZern, Master-in-Equity for Spartanburg County, dated June 6, 1985, recorded June 6, 1985 in Deed Book 51-J, Page 300, in the Register of Deeds Office for Spartanburg, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No.	5-29-00-082.00
Property Address:	199 Heath Hill Road, Duncan, SC 29334
Grantee Address:	963 Tall Pine Road, Mount Pleasant, SC 29464

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantee and grantee's successors and assigns, forever;

AND, THE GRANTORS do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's successors and against every person whomsoever lawfully claiming the same or any part thereof.

WITNESS the Grantor's hand and seal(s) this 8th day of April, 2022.

SIGNED, sealed and delivered
In the presence of:

Sunshine Leister
Sunshine Leister

Roddy D. Donahue (SEAL)
Roddy D. Donahue

Natalie Bialas
Natalie Bialas

Joy P. Donahue (SEAL)
Joy P. Donahue a/k/a ~~Joye P. Donahue~~

State of South Carolina)
)
County of Greenville)

ACKNOWLEDGMENT

I, Natalie Bialas, a notary public for South Carolina, do hereby certify that the within named Grantors did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witnessed my hand and official seal
this 8th day of April, 2022.

Natalie Bialas
Notary Public for South Carolina
Printed Name: Natalie Bialas
My Commission Expires: 5/17/2022

NATALIE BIALAS
Notary Public-State of South Carolina
My Commission Expires
May 17, 2022

DEE-2022019808
Recorded 2 on 04/14/2022 02:21:39 PM
Recording Fee: $15.00 County Taxes: $572.00 State Taxes: $1,352.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
DOROTHY EARLE REGISTER OF DEEDS
BK:DEE 136-S PG:567-568

After Recording Mail To: Guest & Brady, LLC 1560 Wade Hampton Blvd. Greenville, SC 29609
22-7305

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Collective Holdings, LLC (hereinafter "Grantor"), in consideration of FIVE HUNDRED TWENTY THOUSAND AND 00/100 ($520,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released unto 199, LLC (hereinafter "Grantee"), its successors and assigns forever, to-wit:

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot 2, containing 12.289 acres, more or less, on a plat entitled "Old Jones Road Subdivision for Mark III Properties," dated May 25, 2017, prepared by Freeland & Associates, Inc., and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 173, Page 401. Reference to said plat is hereby made for a more complete description thereof.

This being the same property conveyed to Collective Holdings, LLC by deed of F C R Estate Partnership, a South Carolina General Partnership, dated April 16, 2021, recorded April 19, 2021 in Deed Book 131-V, Page 909, in the Register of Deeds Office for Spartanburg, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No.	5-29-00-083.03
Property Address:	Lot 2, 12.289 acres, more or less, Freeman Farm Road, Greer, SC 29651
Grantee Address:	963 Tall Pine Road, Mount Pleasant, SC 29464

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantee and grantee's successors and assigns, forever;

AND, THE GRANTOR does hereby bind the grantor and the grantor's successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's successors and against every person whomsoever lawfully claiming the same or any part thereof.

WITNESS the Grantor's hand and seal this 8th day of April, 2022.

SIGNED, sealed and delivered
In the presence of:

Collective Holdings, LLC,

ANDREW E TORRES

_____(SEAL)
By: Rainer Blickle, Member-Vice President of SEW-EURODRIVE, INC., member of Collective Holdings, LLC

Natalie Bialas

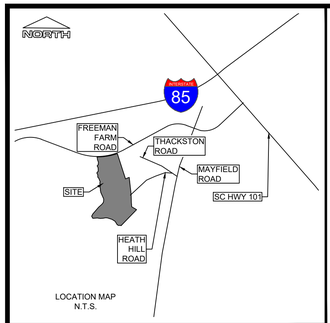
State of South Carolina)
) ACKNOWLEDGMENT
County of Greenville)

I, Natalie Bialas, a notary public for South Carolina, do hereby certify that the within named Grantor did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witnessed my hand and official seal
this 8th day of April, 2022.

NATALIE BIALAS
Notary Public-State of South Carolina
My Commission Expires
May 17, 2022

Notary Public for South Carolina
Printed Name: Natalie Bialas
My Commission Expires: 05-17-2022



LOCATION MAP
N.T.S.



SURVEYOR'S NOTES:

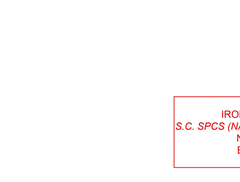
1. PURSUANT TO THE PROVISIONS OF THE SOUTH CAROLINA CODE OF LAWS, THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
2. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
5. THE CENTERLINE OF THE EXISTING CREEK IS THE PROPERTY BOUNDARY AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. THE LINE SHOWN HEREON IS A REPRESENTATION OF THE CREEK AT THE TIME OF SURVEY.
6. HORIZONTAL DATUM: NAD 83-2011 (SCVRS)
   VERTICAL DATUM: NAVD 88 (SCVRS)
   CONTOUR INTERVAL: 1 FOOT
7. LINES SURVEYED AND MAPPED ARE LISTED IN GRID DISTANCES. COORDINATES SHOWN ARE BASED ON S.C. SPCS NAD 83 (2011) DATUM, UNLESS OTHERWISE STATED.
8. NGS MONUMENT OBSERVED AT TIME OF FIELD SURVEY:
   PID: 42 028
   N: 1117411.27
   E: 1655441.04
   EL: 865.0
9. THIS PLAT IS A RETRACEMENT SURVEY OF AN EXISTING LOT OF RECORD AND MONUMENTATION LOCATED IN THE FIELD.
10. ALL PINS SET 1/2" REBAR UNLESS OTHERWISE NOTED.
11. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
12. SQUARE FOOTAGE (SF) AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
13. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
14. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
15. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
16. THE EXISTING UTILITIES SHOWN WERE LOCATED USING THE ASCE 38-02 STANDARD QUALITY LEVEL C FOR SUBSURFACE UTILITY ENGINEERING AND SURVEYING. UTILITIES WERE LOCATED FROM ABOVE GROUND EVIDENCE OR EXISTING DRAWINGS PROVIDED BY VARIOUS SOURCES. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN.
17. ALL STATEMENTS HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
18. ALL PIPE SIZES, MATERIALS, DIRECTIONS AND INVERTS (FLOW), ARE APPROXIMATE AND BASED SOLELY ON ABOVE GROUND OBSERVATIONS AND/OR (BY GRAPHIC PLOTTING ONLY) PLANS, PLATS OR DEEDS PROVIDED BY THE ISSUING GOVERNMENT AGENCY.
19. MANHOLES LOCATED IN THE LANE OF TRAFFIC ARE INACCESSIBLE WITHOUT A LANE CLOSURE AND ARE NOT CONSIDERED A PART OF THIS SURVEY.
20. CONTOUR'S WERE CREATED FROM LiDAR DATA OBTAINED BY UNMANNED AERIAL VEHICLE (UAV) AND PRODUCED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY CHAPTER 3 OF THE FEDERAL GEOGRAPHIC DATA COMMITTEE (FGCD) AND THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
    20.1. ALTITUDE OF SENSOR: ±150' AGL
    20.2. DATE OF DATA SET ACQUISITION: 04/05/2022
    20.3. DATE OF DATA SET COMPILATION: 04/07/2022

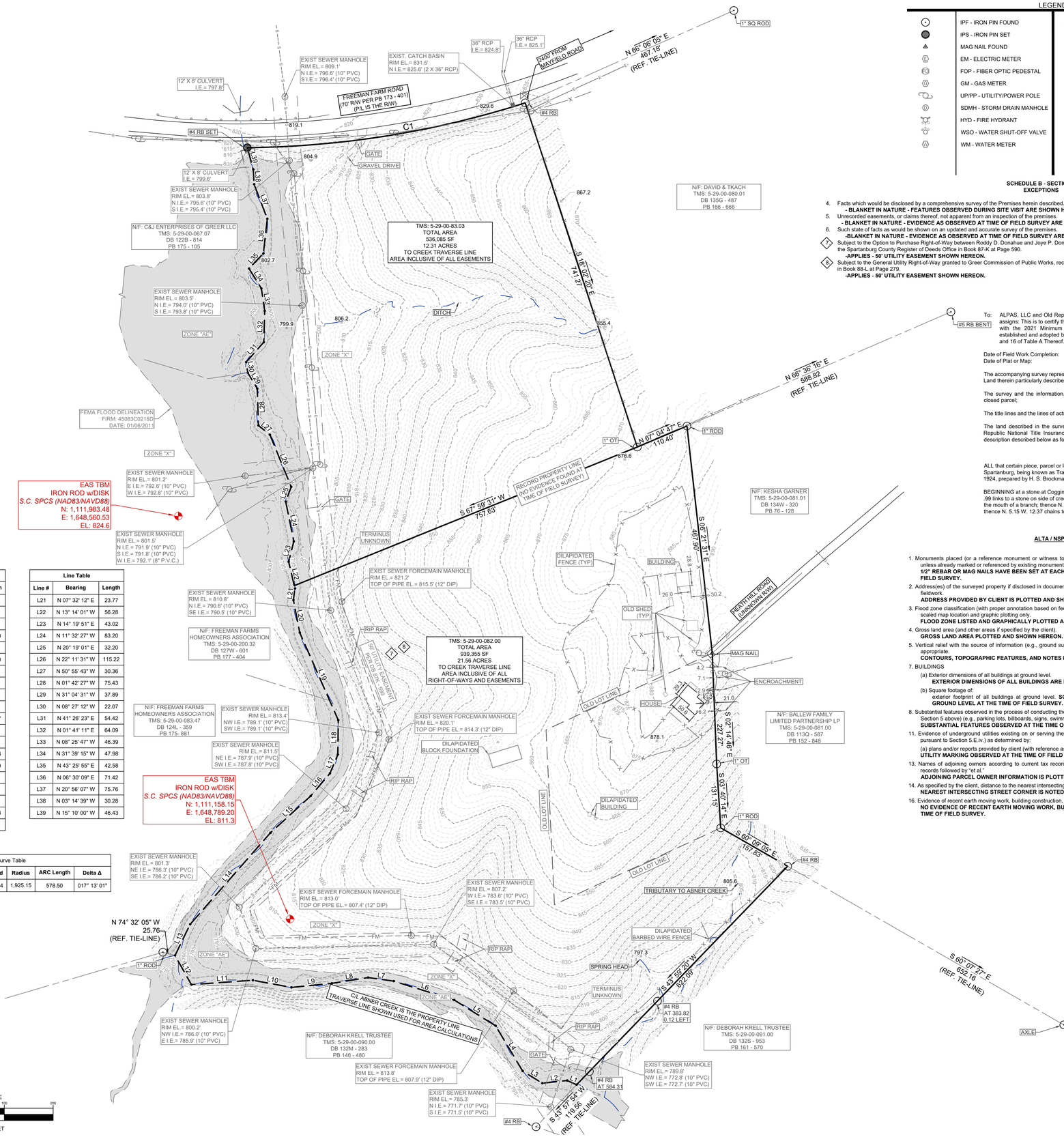
FLOOD INFORMATION NOTE:

Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and ***BY GRAPHIC PLOTTING ONLY***, this property, located in SPARTANBURG County, SOUTH CAROLINA, is in Zone "**X & AE**" on Flood Insurance Rate Map (FIRM) No.: 45083C0218D, which bears an effective date of 01/06/2011.

"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."

Daniel J. Stiles
SC PLS No.: 17933





Line Table		
Line #	Bearing	Length
L1	N 65° 49' 06" W	21.31
L2	S 83° 42' 47" W	50.85
L3	N 58° 14' 10" W	47.59
L4	N 30° 53' 15" W	107.90
L5	N 58° 06' 52" W	99.73
L6	N 72° 36' 53" W	129.80
L7	N 82° 08' 00" W	53.07
L8	S 80° 58' 04" W	75.12
L9	S 84° 13' 53" W	83.29
L10	N 79° 25' 57" W	80.22
L11	S 85° 54' 30" W	126.07
L12	N 29° 27' 51" W	68.52
L13	N 25° 56' 48" E	71.13
L14	N 41° 14' 36" E	249.04
L15	N 47° 35' 16" E	111.89
L16	N 40° 23' 13" E	60.93
L17	N 22° 38' 25" E	41.50
L18	N 00° 48' 49" E	70.57
L19	N 23° 44' 51" W	195.83
L20	N 10° 59' 51" W	68.14

Line Table		
Line #	Bearing	Length
L21	N 07° 32' 12" E	23.77
L22	N 13° 14' 01" W	56.28
L23	N 14° 19' 51" E	43.02
L24	N 11° 32' 27" W	83.20
L25	N 20° 19' 01" E	32.20
L26	N 22° 11' 31" W	115.22
L27	N 50° 55' 43" W	30.36
L28	N 01° 42' 27" W	75.43
L29	N 31° 04' 31" W	37.89
L30	N 08° 27' 12" W	22.07
L31	N 41° 26' 23" E	54.42
L32	N 01° 41' 11" E	64.09
L33	N 08° 25' 47" W	46.39
L34	N 31° 39' 15" W	47.98
L35	N 43° 25' 55" E	42.58
L36	N 06° 30' 09" E	71.42
L37	N 20° 56' 07" W	75.76
L38	N 03° 14' 39" W	30.28
L39	N 15° 10' 00" W	46.43

Curve Table					
Curve #	Bearing	Chord	Radius	ARC Length	Delta Δ
C1	N 80° 51' 11" E	576.74	1,925.15	578.50	017° 13' 01"

LEGEND

IPF - IRON PIN FOUND	P/L - PROPERTY LINE
IPS - IRON PIN SET	ADJOINER PROPERTY LINE
MAG NAIL FOUND	EDGE OF GRAVEL
EM - ELECTRIC METER	R/W - RIGHT-OF-WAY
FOP - FIBER OPTIC PEDESTAL	C/L OF STREAM OR DITCH
GM - GAS METER	OVERHEAD ELECTRIC LINE
UP/PP - UTILITY/POWER POLE	UNDERGROUND GAS LINE
SDMH - STORM DRAIN MANHOLE	UNDERGROUND FIBER OPTIC LINE
HYD - FIRE HYDRANT	UNDERGROUND WATER LINE
WSO - WATER SHUT-OFF VALVE	SANITARY SEWER LINE
WM - WATER METER	SANITARY SEWER FORCEMAIN LINE
	MAJOR CONTOUR
	MINOR CONTOUR

SCHEDULE B - SECTION II
EXCEPTIONS

4. Facts which would be disclosed by a comprehensive survey of the Premises herein described.
   - BLANKET IN NATURE - FEATURES OBSERVED DURING SITE VISIT ARE SHOWN HEREON.
5. Unrecorded easements, or claims thereof, not apparent from an inspection of the premises.
   - BLANKET IN NATURE - EVIDENCE AS OBSERVED AT TIME OF FIELD SURVEY ARE SHOWN HEREON.
6. Such state of facts as would be shown on an updated and accurate survey of the premises.
   -BLANKET IN NATURE - EVIDENCE AS OBSERVED AT TIME OF FIELD SURVEY ARE SHOWN HEREON.
7. Subject to the Option to Purchase Right-of-Way between Roddy D. Donahue and Joye P. Donahue and Greer Commission of Public Works, recorded in the official records of the Spartanburg County Register of Deeds Office in Book 87-K at Page 590.
   -APPLIES - 50' UTILITY EASEMENT SHOWN HEREON.
8. Subject to the General Utility Right-of-Way granted to Greer Commission of Public Works, recorded in the official records of the Spartanburg County Register of Deeds Office in Book 88-L at Page 279.
   -APPLIES - 50' UTILITY EASEMENT SHOWN HEREON.

ALTA/NSPS CERTIFICATION

To: ALPAS, LLC and Old Republic National Title Insurance Company, and their respective successors and/or assigns: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b1), 8, 11(a), 13, 14, and 16 of Table A Thereof.

Date of Field Work Completion: April 14, 2022
Date of Plat or Map: April 15, 2022

The accompanying survey represents a true and correct survey made by Daniel J. Stiles on April 15, 2022 of the Land therein particularly described;

The survey and the information, courses and distance shown thereon are correct and form a mathematically closed parcel;

The title lines and the lines of actual possession are the same;

The land described in the survey is the same as described in the title insurance commitment issued by Old Republic National Title Insurance Company with an effective date of March 4, 2022 at 08:00 AM with legal description described below as follows:

EXHIBIT "A"

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being known as Tract No. 3, containing 20.77 acres, more or less, on a survey dated January 17, 1924, prepared by H. S. Brockman, Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at a stone at Coggins corner, running thence S 66.15 W 12.70 chains to a stake; thence S. 74.45 W .99 links to a stone on side of creek; thence down the meanderings of Abner's Creek 27.23 chains to Hickory near the mouth of a branch; thence N. 45.52 E. 9.24 chains to an iron pin; thence N. 60.30 W. 2.38 chains to a stone; thence N. 5.15 W. 12.37 chains to BEGINNING corner.

ALTA / NSPS LAND TITLE SURVEY
TABLE A

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
   1/2" REBAR OR MAG NAILS HAVE BEEN SET AT EACH CORNER WHERE CORNER MARKERS WERE NOT FOUND AT TIME OF FIELD SURVEY.
2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
   ADDRESS PROVIDED BY CLIENT IS PLOTTED AND SHOWN HEREON.
3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
   FLOOD ZONE LISTED AND GRAPHICALLY PLOTTED AND SHOWN HEREON.
4. Gross land area (and other areas if specified by the client).
   GROSS LAND AREA PLOTTED AND SHOWN HEREON.
5. Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.
   CONTOURS, TOPOGRAPHIC FEATURES, AND NOTES PERTAINING AS SUCH, ARE PLOTTED AND SHOWN HEREON.
7. BUILDINGS
   (a) Exterior dimensions of all buildings at ground level.
   EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE BASED AT GROUND LEVEL AT THE TIME OF FIELD SURVEY.
   (b) Square footage of:
   exterior footprint of all buildings at ground level. **SQUARE FOOTAGE OF ALL BUILDINGS ARE NOTED AND BASED AT GROUND LEVEL AT THE TIME OF FIELD SURVEY.**
8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
   SUBSTANTIAL FEATURES OBSERVED AT THE TIME OF FIELD SURVEY ARE PLOTTED AND SHOWN HEREON.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
   (a) plans and/or reports provided by client (with reference as to the sources of information).
   UTILITY MARKING OBSERVED AT THE TIME OF FIELD SURVEY ARE PLOTTED AND SHOWN HEREON.
13. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
   ADJOINING PARCEL OWNER INFORMATION IS PLOTTED AND SHOWN HEREON.
14. As specified by the client, distance to the nearest intersecting street.
   NEAREST INTERSECTING STREET CORNER IS NOTED HEREON.
16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
   NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME OF FIELD SURVEY.

No.	Revision	By	Date
0	INITIAL RELEASE	HB	04/15/2022

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SOUTH CAROLINA PROFESSIONAL SURVEYOR
No. 17933
DANIEL J. STILES
REGISTERED
2022

NORTH CAROLINA
No. 3383
REGISTERED
PROFESSIONAL
ENGINEER
CERTIFICATE OF AUTHORIZATION

ALTA / NSPS LAND TITLE SURVEY FOR

ALPAS, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

TMS # 5-29-00-083.03 & TMS # 5-29-00-082.00

100 HEATH HILL ROAD
DUNCAN, SPARTANBURG COUNTY, SOUTH CAROLINA

Job No.:	22-7071
Date:	04/15/2022
Field:	ALL CREWS
Drawn:	HB
Reviewed:	JK
Approved:	DS
Scale:	1" = 100'

SHEET:
V - 2

Saved On: 6/30/2023 9:39:39 AM By: MDHEE
Plotted On: 6/30/2023 9:31 AM Plotted By: MDHEE
File Name: S:\EAS 2022 PROJECTS\EAS-22-7071 (199 HEATH HILL DR - DUNCAN, SC) ALPAS LLC\EAS-22-7071 (199 HEATH HILL RD - DUNCAN, SC) ALTA.DWG

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TRAFFIC IMPACT ANALYSIS

Freeman Farm Subdivision

Greer, South Carolina

MAY 29, 2026

IMPACT DESIGNS, INC.
Prepared by: Allen J. Reid, PE

TRAFFIC IMPACT ANALYSIS

Freeman Farm Subdivision

GREER, NORTH CAROLINA



REPORT PREPARED FOR:
Indigo Blue Investments, LLC
220 N. Main Street, Suite 500
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REPORT PREPARED BY
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A) Traffic Count Data

B) Turn Lane Analysis

C) Synchro Analysis Reports

D) SimTraffic Analysis Reports

E) Existing Signal Plans & Timings

EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Freeman Farm Subdivision development in accordance with SCDOT guidelines. The proposed development is located south of Freeman Farm Road, to the west of Mayfield Road, in Greer, South Carolina. The development is expected to consist of up to 65 single-family detached homes and is anticipated to be constructed by the end of 2029. Access to the site is proposed to be provided via one full movement connection to Freeman Farm Road.

A turn lane analysis was conducted for the site accesses utilizing Build (2029) volumes. Based on buildout volumes, no turn lanes are warranted at the site access.

The capacity analysis indicates that operations at the signalized intersection of SC 101 and Freeman Farm Road / Plemmons Road are expected to be similar under Build conditions and No-Build conditions. All approaches are anticipated to maintain their levels of service. No improvements are recommended.

All approaches at the unsignalized study intersections are expected to operate at LOS B or better. No improvements are recommended.

Recommendations:

- None

1. INTRODUCTION

The purpose of this report is to summarize the traffic impact study that was completed for the Freeman Farm Subdivision development site in Greer, South Carolina. The study was developed in accordance with SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Summary

The proposed development is located to the south of Freeman Farm Road, to the west of Myafield Road, in Greer, South Carolina. The development is expected to consist of up to 65 single-family homes and is anticipated to be constructed by the end of 2029. This traffic impact study analyzes the effects of the additional traffic associated with the proposed development during the weekday AM (7:00 AM - 9:00 AM) and the weekday PM (4:00 PM - 6:00 PM) peak periods. The study area for the purpose of the analysis includes:

- Freeman Farm Road and Old Jones Road
- Freeman Farm Road and Mayfield Road
- SC 101 and Freeman Farm Road / Plemmons Road
- Freeman Farm Road and Site Access

The proposed development is expected to be built out by the end of 2029; therefore, 2029 was considered as the future year for the purpose of this analysis. Refer to Figures 1 and 2 for the site location and the conceptual site plan.

1.2. Existing Roadway Conditions

The primary roadways within the study area include SC-101, Freeman Farm Road, Mayfield Road, and Old Jones Road. A summary of their existing characteristics is shown in Table 1.

Table 1 – Study Area Summary

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2025 AADT
SC 101		5-lane undivided	45 MPH	SCDOT	29,600
Freeman Farm Road	S-133 / N/A	2-lane undivided	40 MPH	SCDOT / Local	No Data
Mayfield Road	S-133	2-lane undivided	40 MPH	SCDOT	No Data
Old Jones Road	N/A	2-lane undivided	30 MPH	Local	No Data

Refer to Figure 3 for an illustration of the existing geometry and traffic control at the study intersections.

1.3. Driveway Locations

Direct access to Freeman Farm Subdivision development is proposed to be provided via one full movement connection to Freeman Farm Road.



LEGEND

- Proposed Site Location
- Study Intersections

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Freeman Farm Subdivision
Greer, SC

Site Location Map

Scale: Not to Scale	Figure	1



SITE DATA

TAX MAP NUMBER	5-29-00-083.03 AND 5-29-00-082.00
LOCATION	FREEMAN FARM RD, SPARTANBURG COUNTY
TOTAL ACREAGE	+/- 33 ACRES
PROPOSED LOTS:69	

CivilSD
Site Development Engineering
935 Tanner Road
Greenville, South Carolina 29607
864.373.9662
Jnett@CivilSD.com
CivilSD.com
Civil engineering Land planning Landscape architecture

Client

Revisions

No.	Description	Date

SOUTH CAROLINA
CIVILSD, LLC
NO. 5412
CERTIFICATE OF AUTHORIZATION

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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

Project Title

The Reserve at Freeman Farms

Project Location

Freeman Farm Rd
City of Greer, SC

Project No. -
Date: 4/23/26
Dwg: 25010 - PRELIM PLAT.dwg

0 90 180 270

Scale 1" = 90'

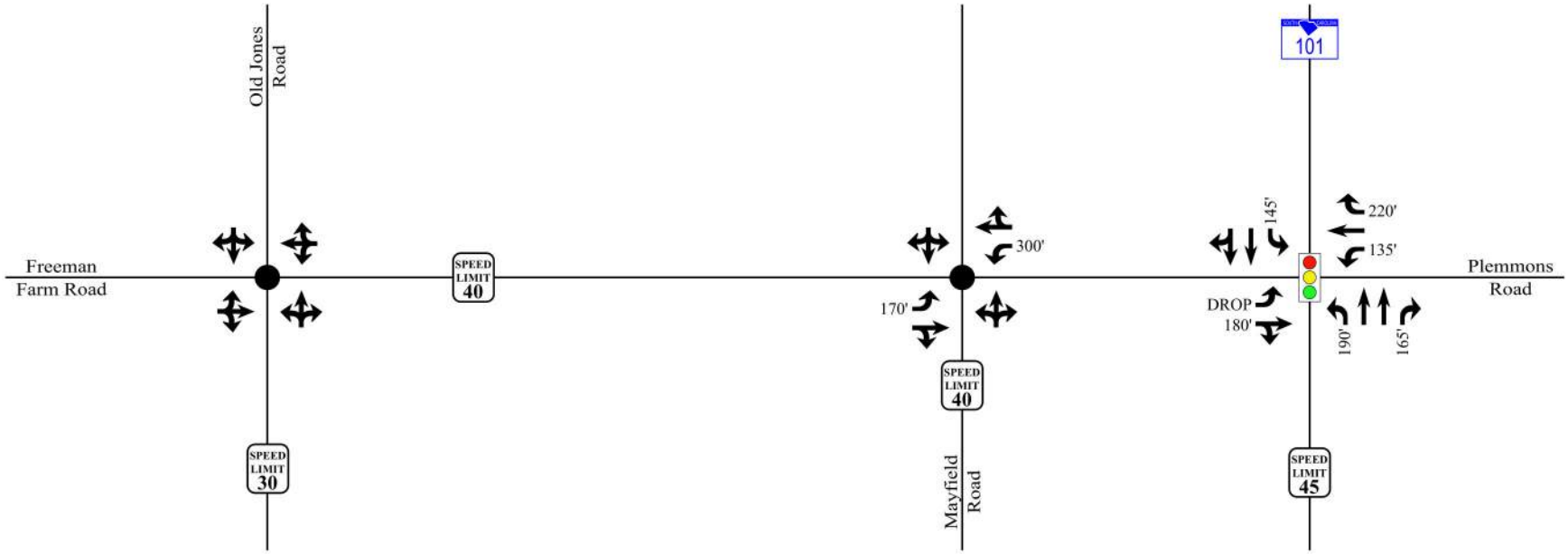
N W E S

Sheet Title

Sketch Plan

Sheet Number

SK-8



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane
- X' Storage (in feet)
- Posted Speed Limit

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Freeman Farm Subdivision
Greer, SC

Existing Lane Configurations and Traffic Control

Scale: Not to Scale	Figure	3

2. TRAFFIC VOLUME DEVELOPMENT

2.1. Existing Traffic Volumes

Existing turning movement counts were conducted at the study intersections on May 13, 2026, during the AM (7:00 AM to 9:00 AM) peak period and the PM (4:00 PM to 6:00 PM) peak period. The 2026 traffic volumes are illustrated in Figure 4.

2.2. Projected Traffic Volumes

Based on SCDOT Average Annual Daily Traffic (AADT) volumes, daily traffic volumes in the study area have been grown steadily in recent years. To reflect continued growth, a 5% annual growth rate was applied to the 2026 counts to develop the No-Build (2029) volumes. This growth rate was applied to account for all background growth in the area without any adjacent and/or the proposed developments. The calculations for this factor can be found in Appendix A. Refer to Figure 5 for an illustration of the No-Build (2029) traffic volumes at the study intersections.

2.3. Proposed Development Traffic Volumes

As mentioned previously, the proposed development is expected to consist of up to 65 single-family homes. The trip generation potential for the proposed development was estimated utilizing methodology contained within the ITE's *Trip Generation Manual*, 12th Edition. Utilizing ITE data for ITE Code 210, traffic volumes were generated for the weekday daily, the weekday AM peak hour, and the weekday PM peak hour. Refer to Table 2 for a summary of the trip generation potential of the proposed development.

Table 2 – Trip Generation

Land Use	ITE Code	Size		Traffic Volume				
		Quantity	Unit	Daily	AM		PM	
					Enter	Exit	Enter	Exit
Single-Family Detached Housing	210	65	Dwelling Units	790	13	36	40	25

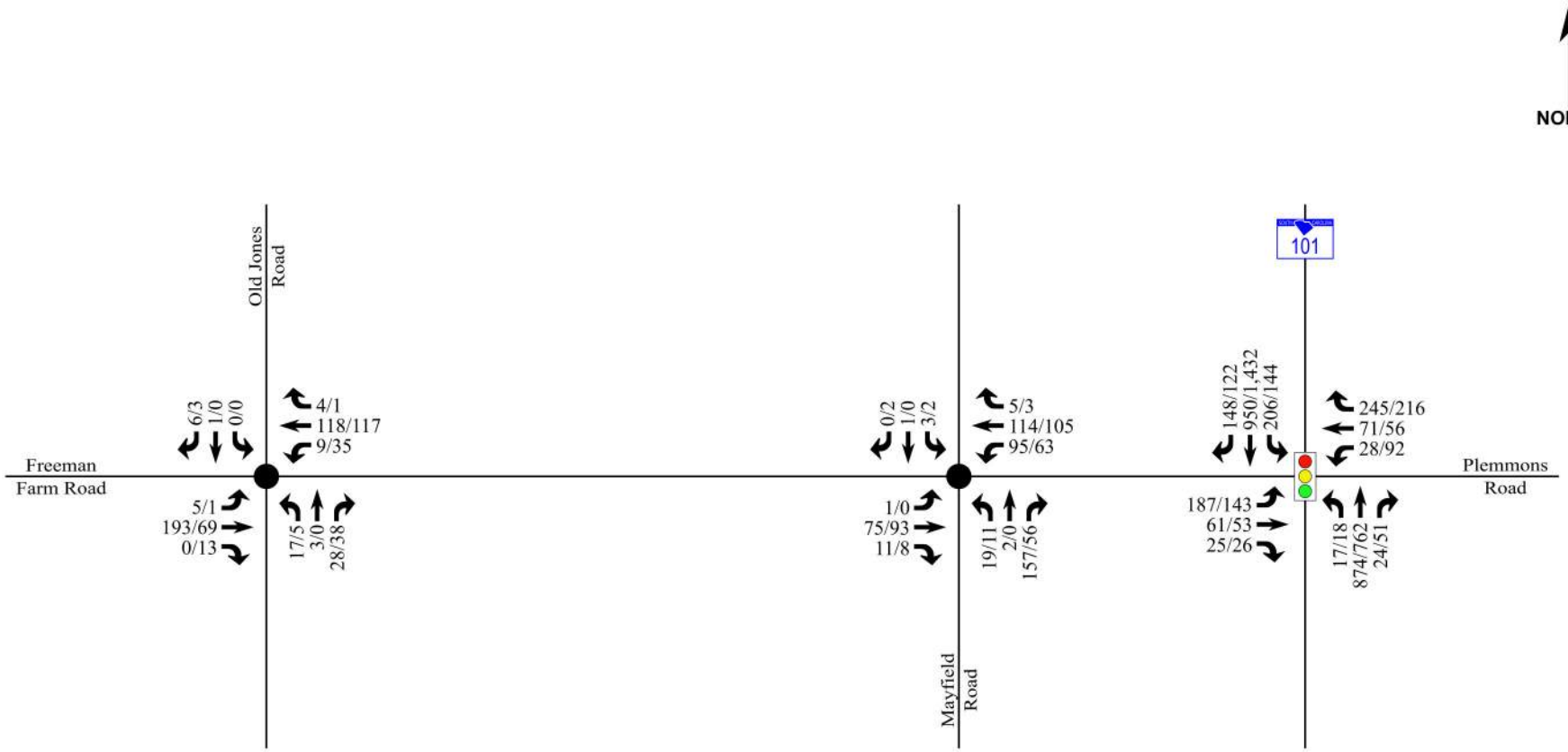
Traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and are summarized below:

- 40% to/from the north via SC 101
- 5% to/from the south via SC 101
- 40% to/from the west via Freeman Farm Road
- 10% to/from the south via Old Jones Road
- 5% to/from the south via Mayfield Road

Refer to Figures 6 and 7 for the site trip distributions and assignments.

2.4. Future Build Traffic Volumes

The site generated traffic volumes were added to the No-Build (2029) traffic volumes to determine the Build (2029) volumes. The Build (2029) volumes are illustrated in Figure 8.



LEGEND

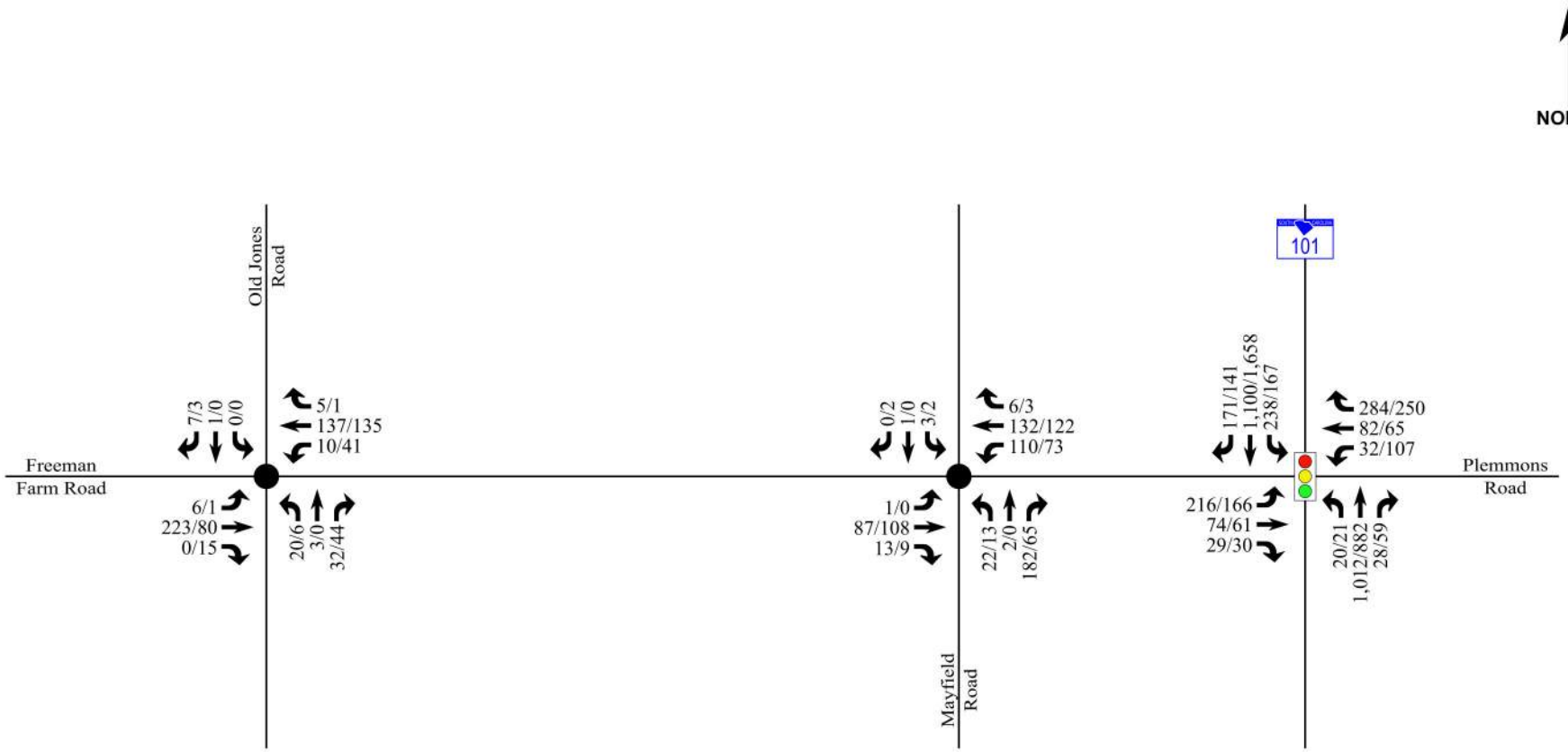
- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Peak Hour Traffic

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Freeman Farm Subdivision
Greer, SC

Existing (2026)
Traffic Volumes

Scale: Not to Scale	Figure	4



LEGEND

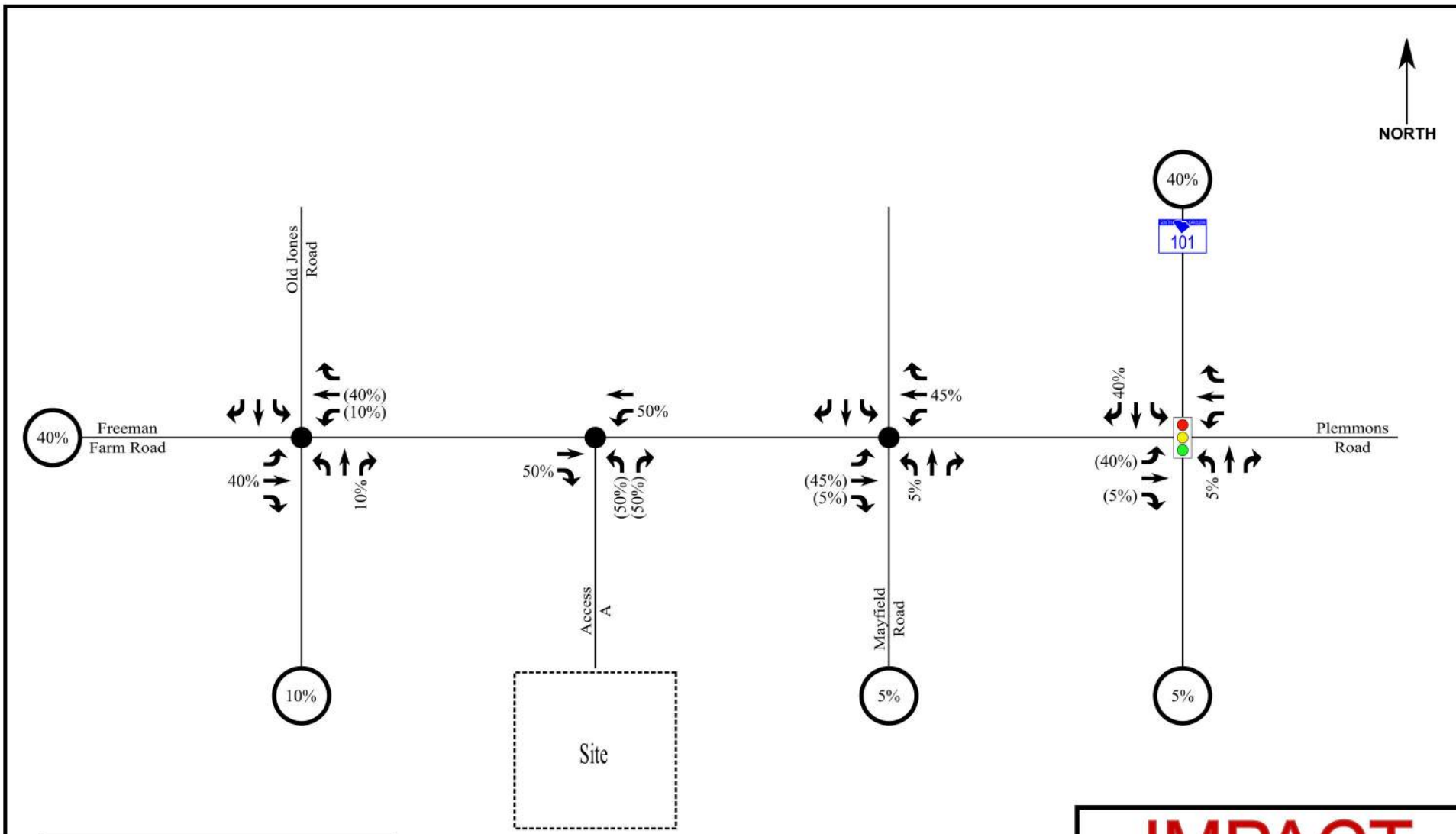
- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Peak Hour Traffic

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Freeman Farm Subdivision
Greer, SC

No-Build (2029)
Traffic Volumes

Scale: Not to Scale	Figure	5



LEGEND

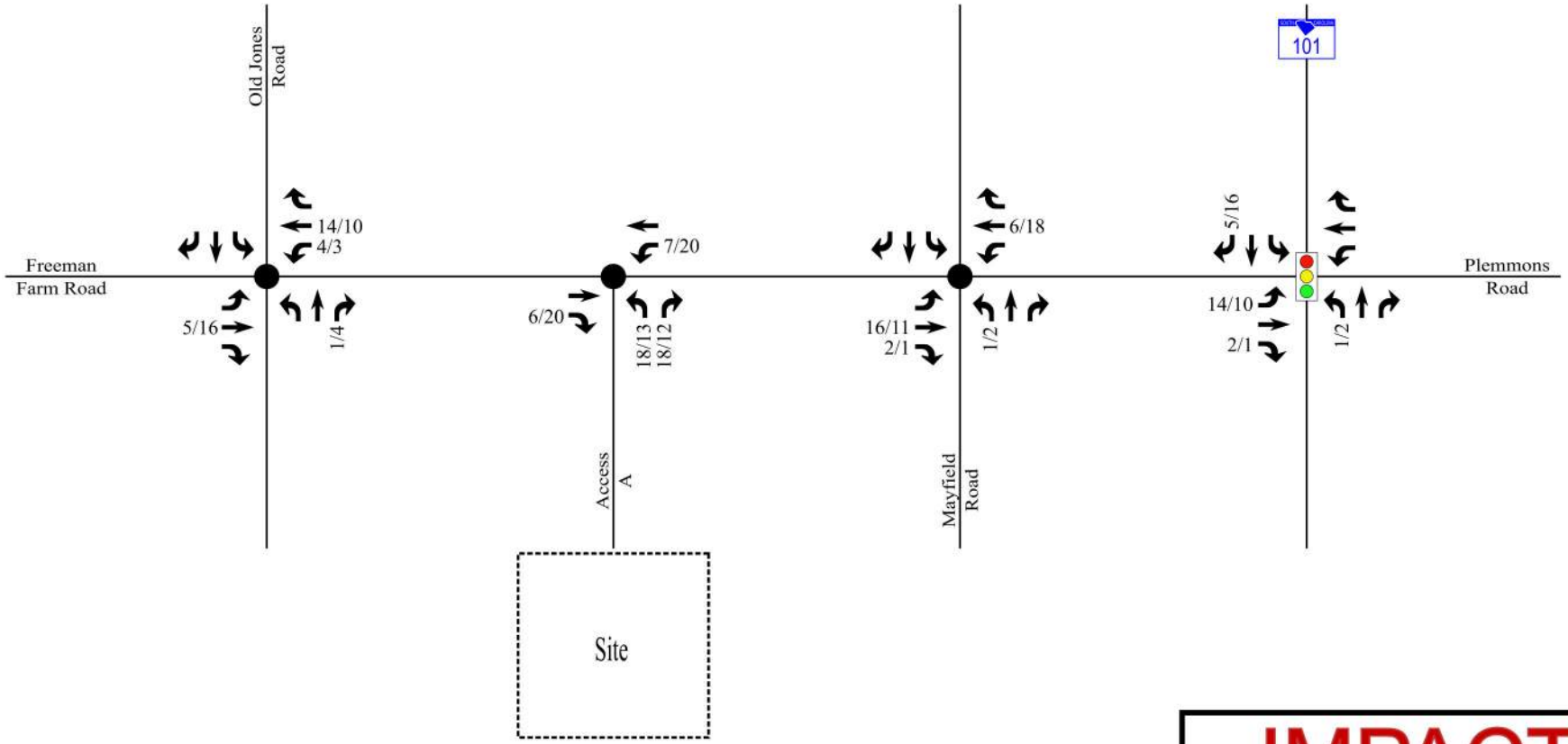
- Signalized Intersection
- Unsignalized Intersection
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution
- (X%) Regional Trip Distribution

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Freeman Farm Subdivision
Greer, SC

Site Trip Distribution

Scale: Not to Scale	Figure	6



LEGEND

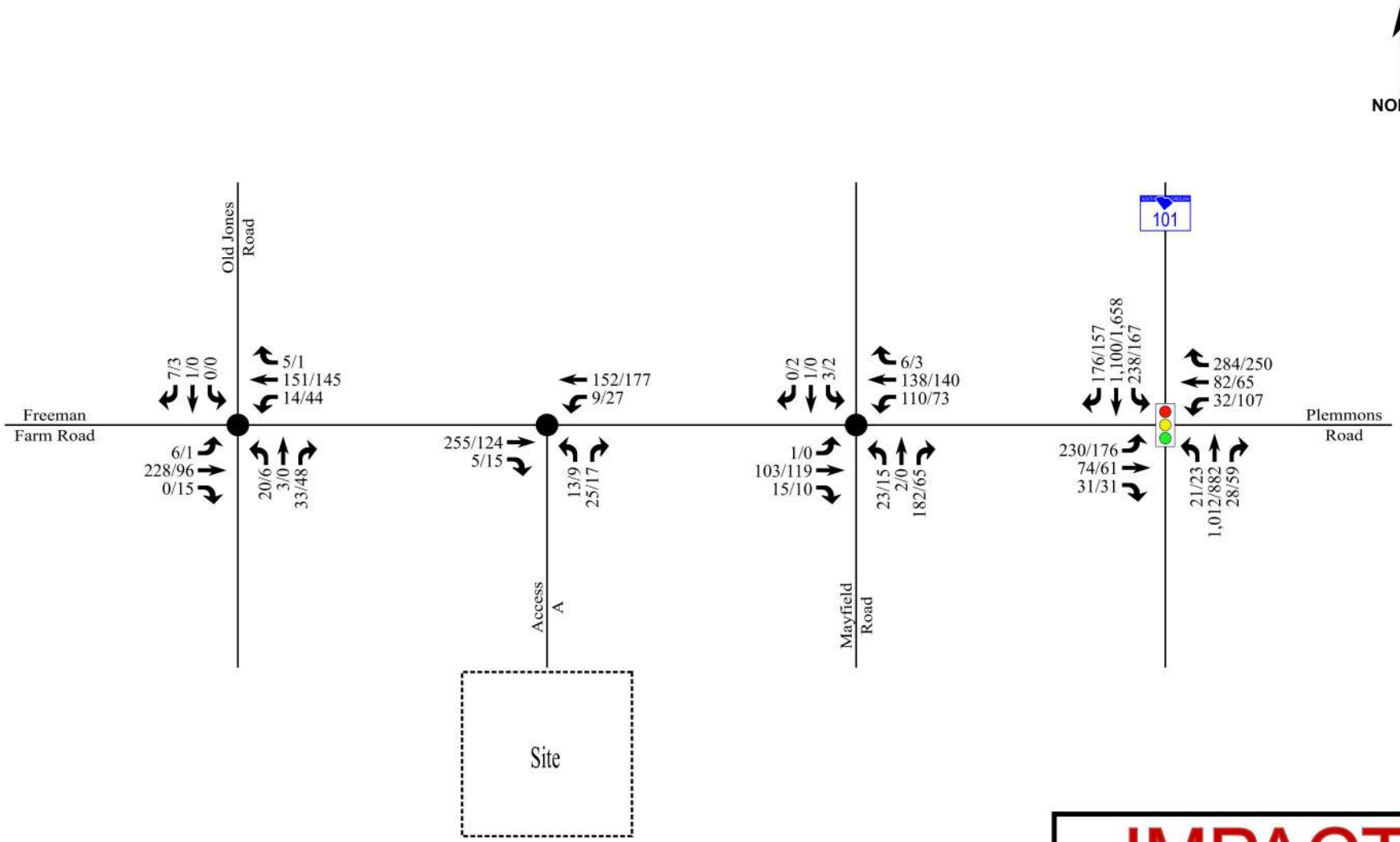
- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Peak Hour Traffic

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Freeman Farm Subdivision
Greer, SC

Trip Assignments

Scale: Not to Scale	Figure	7



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Peak Hour Traffic

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Freeman Farm Subdivision
Greer, SC

Build (2029)
Traffic Volumes

Scale: Not to Scale	Figure	8

3. TRAFFIC IMPACT ANALYSIS

3.1. Turn Lane Analysis

A turn lane analysis was conducted for the site access utilizing Build (2029) volumes. Based on buildout volumes, no turn lanes are warranted. Refer to Appendix B for the turn lane warrants with the volumes graphed.

3.2. Intersection LOS Analysis

Using the existing, no-build, and build traffic volumes, intersection analyses were conducted for the study intersections under Existing (2026) conditions, No-Build (2029) conditions, and Build (2029) conditions. This analysis was conducted using the Transportation Research Board's *Highway Capacity Manual (HCM 6th Edition)* methodologies of the *Synchro*, Version 12 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. Table 3 summarizes the *HCM 6th Edition* control delay thresholds associated with each LOS grade for signalized and unsignalized intersections.

Table 3 – *HCM 6th Edition* LOS Criteria for Signalized & Unsignalized Intersections

Signalized Intersections		Unsignalized Intersections	
LOS	**Control Delay per Vehicle (seconds)**	**LOS**	**Control Delay per Vehicle (seconds)**
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 85	F	> 50

The recommended turn lanes based on the turn lane analysis were modeled in the Build scenario of the capacity analysis. The results of the capacity analysis for the study intersections under existing traffic control are summarized in Table 4. Refer to Appendix C for the detailed capacity analysis reports and Appendix D for the queuing analysis results.

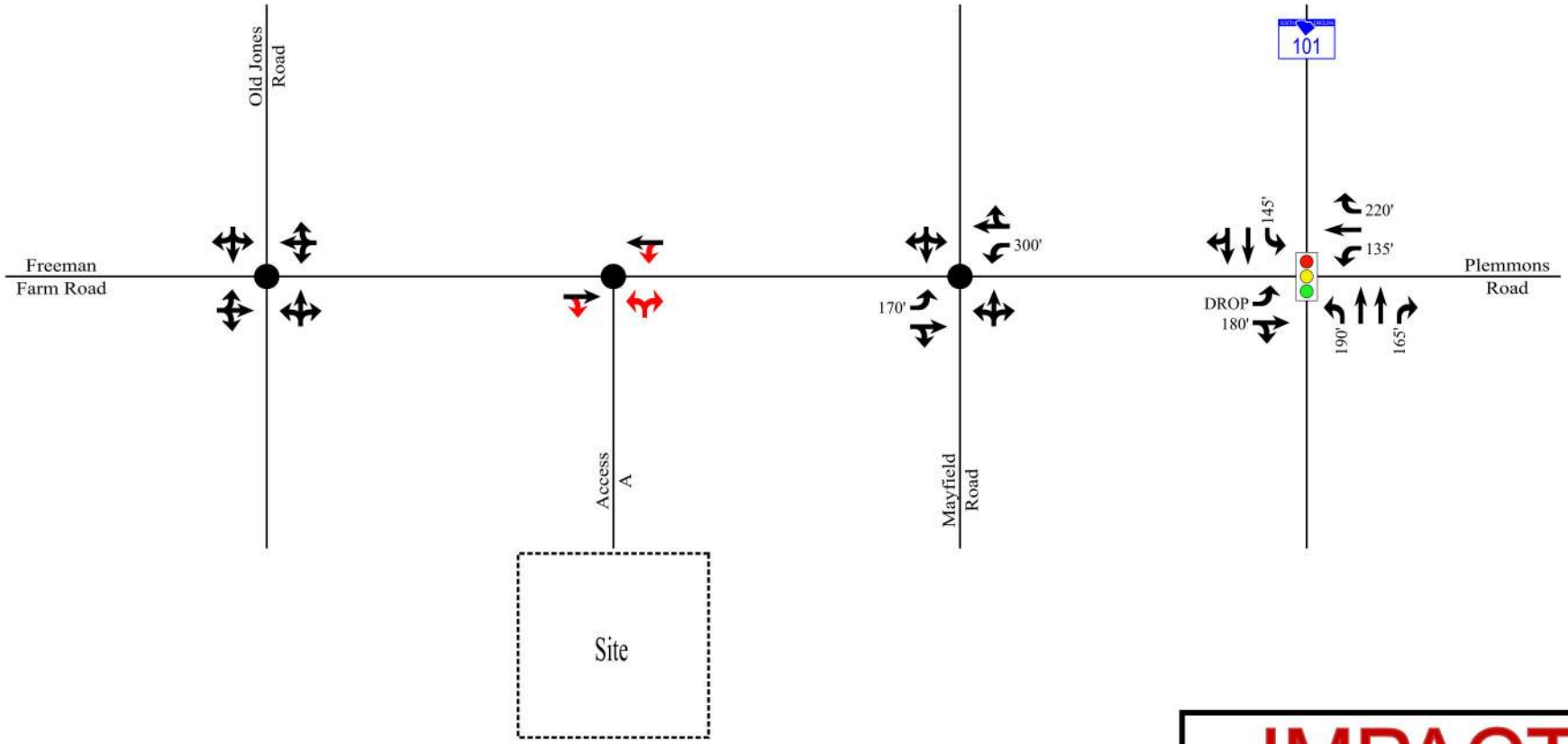
Table 4 – Intersection Capacity Analysis Results

Intersections	Approach	LOS (Delay in seconds per vehicle)					
		Existing (2026)		No-Build (2029)		Build (2029)	
		AM	PM	AM	PM	AM	PM
Freeman Farm Road & Old Jones Road (west)	EB	A (7.5)	A (7.5)	A (7.5)	A (7.5)	A (7.6)	A (7.5)
	WB	A (7.7)	A (7.5)	A (7.8)	A (7.5)	A (7.8)	A (7.5)
	NB	B (10.7)	A (9.1)	B (11.2)	A (9.3)	B (11.4)	A (9.4)
	SB	A (9.4)	A (8.9)	A (9.5)	A (9.0)	A (9.6)	A (9.1)
Freeman Farm Road & Mayfield Road	EB	A (8.7)	A (8.4)	A (9.0)	A (8.6)	A (9.3)	A (8.8)
	WB	A (9.1)	A (8.5)	A (9.5)	A (8.7)	A (9.6)	A (8.9)
	NB	A (8.6)	A (7.6)	A (9.1)	A (7.8)	A (9.3)	A (8.0)
	SB	A (8.2)	A (7.6)	A (8.4)	A (7.7)	A (8.5)	A (7.8)
	Overall	A (8.8)	A (8.3)	A (9.3)	A (8.5)	A (9.4)	A (8.7)
SC 101 & Freeman Farm Road / Plemmons Road	EB	E (62.0)	E (70.0)	E (67.0)	F (92.1)	E (70.6)	F (91.2)
	WB	D (42.7)	D (48.2)	D (50.3)	E (69.2)	D (50.4)	E (71.0)
	NB	C (27.6)	C (20.0)	C (34.5)	C (23.1)	C (34.6)	C (23.8)
	SB	B (19.4)	C (24.7)	C (27.2)	C (30.2)	C (27.6)	C (31.9)
	Overall	C (29.0)	C (29.4)	D (36.2)	D (37.3)	D (36.9)	D (38.6)
Freeman Farm Road & Site Access	EB	*Analyzed under Build conditions only.*				-	-
	WB					A (7.8)	A (7.6)
	NB					B (11.1)	B (10.2)

The capacity analysis indicates that operations at the signalized intersection of SC 101 and Freeman Farm Road / Plemmons Road are expected to be similar under Build conditions and No-Build conditions. All approaches are anticipated to maintain their levels of service. No improvements are recommended.

All approaches at the unsignalized study intersections are expected to operate at LOS B or better. No improvements are recommended.

Figure 9 shows the proposed lane configurations and traffic control for the Build (2029) conditions.



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane
- Recommended Improvement
- X' Storage (in feet)

IMPACT Designs, Inc.

Freeman Farm Subdivision
Greer, SC

Proposed Lane Configurations and Traffic Control

Scale: Not to Scale	Figure	9

4. SUMMARY OF FINDINGS

A traffic impact study was conducted for the proposed Freeman Farm Subdivision development in accordance with SCDOT guidelines. The proposed development is located south of Freeman Farm Road, to the west of Mayfield Road, in Greer, South Carolina. The development is expected to consist of up to 65 single-family detached homes and is anticipated to be constructed by the end of 2029. Access to the site is proposed to be provided via one full movement connection to Freeman Farm Road.

A turn lane analysis was conducted for the site accesses utilizing Build (2029) volumes. Based on buildout volumes, no turn lanes are warranted at the site access.

The capacity analysis indicates that operations at the signalized intersection of SC 101 and Freeman Farm Road / Plemmons Road are expected to be similar under Build conditions and No-Build conditions. All approaches are anticipated to maintain their levels of service. No improvements are recommended.

All approaches at the unsignalized study intersections are expected to operate at LOS B or better. No improvements are recommended.

Recommendations:

- None

Rezoning

Case Number: RZ 26-06

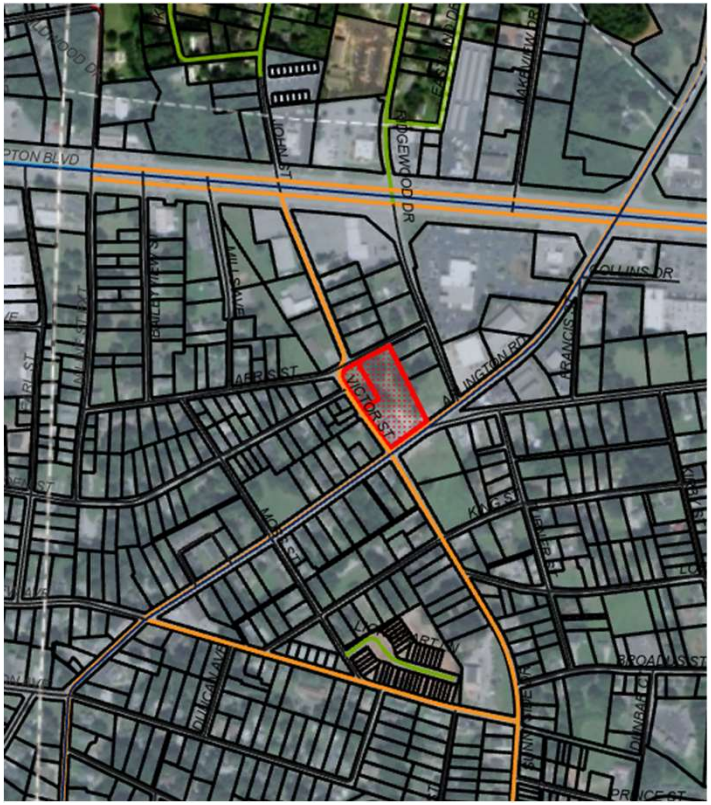
Applicant: Nadine Hernandez

Address: 403 Arlington Rd., Victor St., & Harris St.

Parcel ID Numbers: 9-03-10-050.00; 9-03-10-049.00

Existing Zoning: Commercial Corridor (CC) & Medium Density Residential (MD); Downtown Entryway Overlay

Request: Rezone to Office Professional (OP)

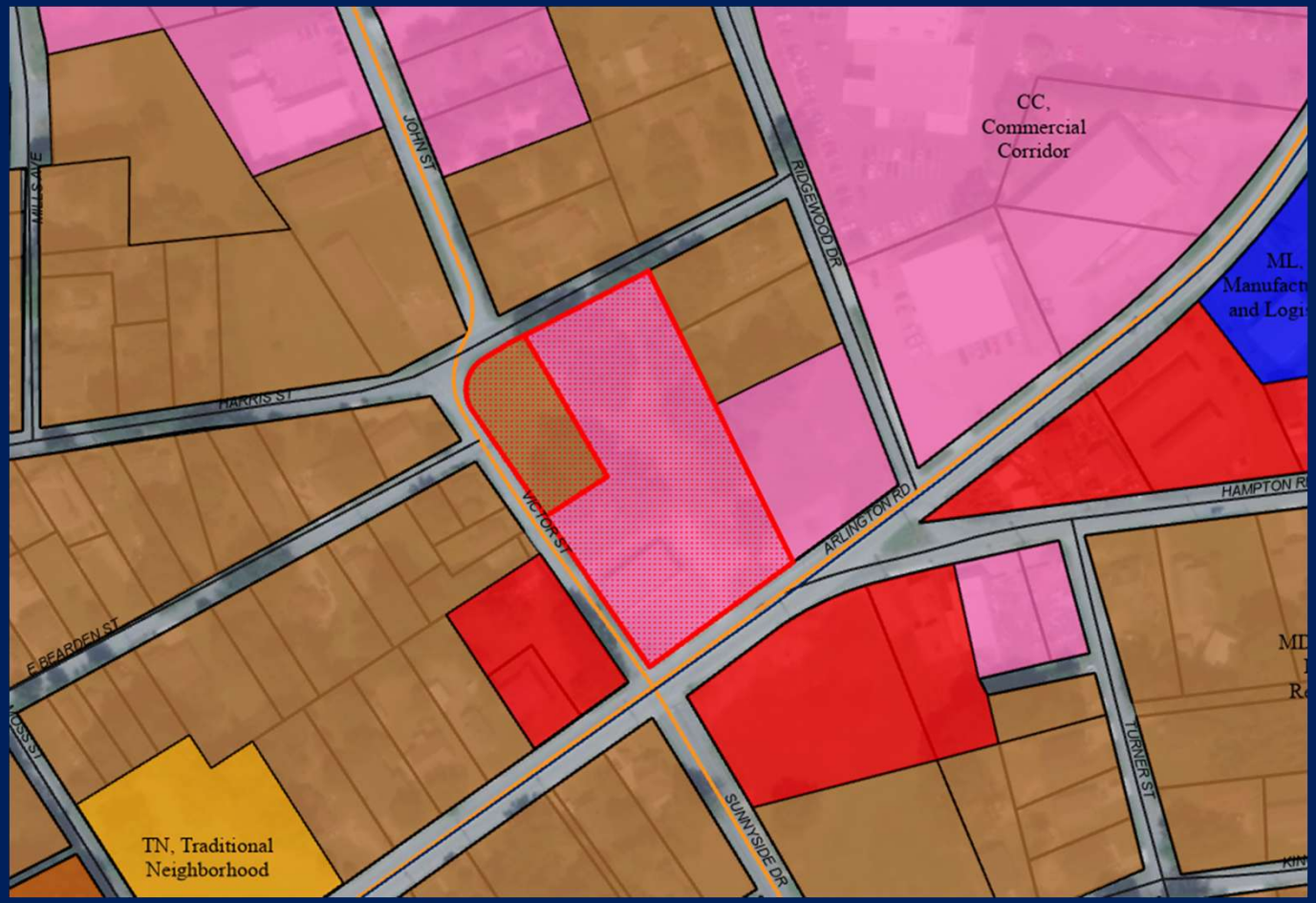


RZ 26-06

Aerial Map



RZ 26-06
Zoning Map



RZ 26-06
Future Land Use Map



RZ 26-06
Existing Conditions



Arlington Rd.



Victor St. & Harris St.

RZ 26-06 – Staff Analysis & Recommendation

Request: Rezone to Office Professional (OP)

Zoning/Land Uses:

North: Medium Density Residential (MD) – residential

East: Commercial Corridor (CC) and Medium Density Residential (MD) – vacant and residential

South: Commercial General (CG) – vacant

West: Commercial General (CG) – vacant and beverage cart

Comprehensive Plan: Traditional Neighborhood

Staff Recommendation: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, June 15, 2026

DOCKET:	RZ 26-06
APPLICANT:	Nadine Hernandez
PROPERTY LOCATION:	403 Arlington Rd, Victor St., & Harris St.
TAX MAP NUMBER:	9-03-10-050.00; 9-03-10-049.00
EXISTING ZONING:	Commercial Corridor (CC) & Medium Density Residential (MD); Downtown Entryway Overlay
REQUEST:	Rezone to Office Professional (OP); Downtown Entryway Overlay
SIZE:	2.04 acres total
COMPREHENSIVE PLAN:	Traditional Neighborhood

ANALYSIS: **RZ 26-06**

RZ 26-06 is a rezoning request for two parcels located at 403 Arlington Road with a total acreage of 2.04 acres. The request is to rezone both parcels to Office Professional (OP) and the intent is to expand the existing church. If both parcels are combined, the Downtown Entryway Overlay will remain intact.

Surrounding land uses and zoning include:

North: Medium Density Residential (MD) – residential
East: Commercial Corridor (CC) and Medium Density Residential (MD) – vacant and residential
South: Commercial General (CG) – vacant
West: Commercial General (CG) – vacant and beverage cart

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 to rezone to a less intense zoning district is appropriate in this location, approximately .2 miles south of Wade Hampton and is compatible with adjacent uses. It is also in line with Comprehensive Plan recommendations and Future Land Use Map which describe civic and institutional facilities as secondary uses. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

ZONING MAP AMENDMENT APPLICATION
(REZONING)

Date _____

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

Tax Map Number(s) 9-03-10-050.00 & 9-03-10-049.00

Property Address(s) 403 Arlington Rd. Greer, SC, 29611

Acreage of Properties 1.63 + .41 **County** Spartanburg

Applicant Information

Name Nadine Hernandez

Address 941 N Pleasantburg Drive, Greenville, SC, 29607

Contact Number [redacted]

Email [redacted]

Business Name Nadine Hernandez, Architect

Property Owner Information

(If multiple owners, see back of sheet)

Name APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS

Address PO BOX 1835, Greer, SC, 29652

Contact Number [redacted]

Email [redacted]

Business Name APOSTOLIC ASSEMBLY OF THE FAITH IN CH

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 X

The applicant hereby requests that the property described be rezoned from

Commercial Coridor and Medium Density Residential **to** Office Professional.

Existing Use: Place of worship **Proposed Use:** Place of worship

Signature(s) _____

_____

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

See Reverse

DEED87F PG300

DEE-2006-63368
Recorded 2 Pages on 11/21/2006 2:38:41 PM
Recording Fee: $10.00 Documentary Stamps: $684.50
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register

PREPARED BY
REESE LAW FIRM
304 North Main Street, Greer, SC 29650

GRANTEE'S ADDRESS:
P.O. Box 1835
Greer SC 29652

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

WARRANTY DEED

KNOW ALL MEN by these presents, that **Thomas E. Grady**, in consideration of the sum of One Hundred Eighty-five Thousand and no/100ths ($185,000.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **Apostolic Assembly of the Faith in Christ Jesus**, A California eleemosynary corporation, Its Successors and Assigns Forever:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, City of Greer, on the northwesterly side of the Greer-Apalache Road and the southeastern side of Victor Street, designated as Lots No. One (1) and Three (3) on a plat entitled "MAP OF J. J. MILLER ESTATE" prepared by H. S. Brockman, Surveyor, dated November 15, 1934 and recorded in Plat Book 12 at page 180 in the Office of the Register of Deeds for Spartanburg County. Reference is made to said plat for a more complete property description.

This is the identical property conveyed to the Grantor by deed of Edna L. Duncan and Grace Duncan recorded on October 16, 1974 in Deed Book 42-H at page 833, Spartanburg County Records.

This conveyance is subject to all restrictions, easements, rights-of-way, roadways and zoning ordinances of record affecting the above described property and to such matters as would appear from a current resurvey of the property.

TAX MAP REFERENCE: 9 03-10-050.00

DEED 87F PG 301

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 or successors and assigns, forever. And, the Grantor does 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.

WITNESS the Grantor's hand and seal this 16th day of November, 2006.

Signed, sealed and delivered in the presence of:

Thomas E. Grady (SEAL)
THOMAS E. GRADY

_____ (SEAL)

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Thomas E. Grady sign, seal and as his act and deed, deliver the within written Deed; and that the undersigned witness, with the other witness subscribed above, witnessed the execution hereof.

Witness

Sworn to before me this
16th day of November, 2006.

_____ (SEAL)
Notary Public for South Carolina
My Commission Expires: 5-2-15

DEED PREPARATION ONLY
NO TITLE EXAMINATION

Grantee's Address:

5401 Citrus Ave.
Fontana, CA 92336

Mail Deed to:

Apostolic Assembly of the Faith in Christ Jesus
5401 Citrus Ave.
Fontana, CA 92336

STATE OF SOUTH CAROLINA)

WARRANTY DEED

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that **Shirley A. Staggs**, hereinafter referred to as Grantor, in consideration the sum of **Twenty Five Thousand (25,000.00) DOLLARS,** the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **Apostolic Assembly of the Faith in Christ Jesus, A California eleemosynary corporation,** Grantee, its Successors and Assigns forever, the following described property:

Property Address: Harris Street, Greer, SC

Block Map No.: 9-03-10-049.00

All that piece, parcel or lot of land in Beech Springs Township, Spartanburg County, State of South Carolina, near the northwestern city limits of Greer, lying on the easterly side of Victor Street, and the southerly side of Frances Street, designated as Lot 2 on plat of the J.J. Miller Estate, prepared by H.S. Brockman, November 15, 1934, and by a more recent plat entitled "Property of James C. Staggs" prepared by Terry L. Mosley, Registered Surveyor, dated March 17, 1988 and recorded in the Register of Deeds Office for Spartanburg County in Plat Book 103 at Page 708. Reference to said plat is hereby made for a more complete metes and bounds description.

This is the same property conveyed by James C. Staggs and Shirley A. Staggs to James C. Staggs and Shirley A. Staggs, as joint tenants with right of survivorship, dated December 3, 2012 and recorded December 5, 2012 in Deed Book 102D at Page 820, Register of Deeds Office for Spartanburg County. See also Corrective Title to Real Estate dated February 10, 2015 and recorded February 12, 2015 in Deed Book 108E at Page 990 in the Register of Deeds Office for Spartanburg County. See also Certificate of Death for James Cleveland Staggs recorded August 24, 2021 in Deed Book 133-N at Page 682 in the Register of Deeds Office for Spartanburg County.

DEE-2023-26937

DEE BK 142-Q PG 832-835

Recorded 4 Pages on 07/14/2023 01:29:51 PM
Recording Fee: $15.00 County Taxes: $27.50 State Taxes: $65.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Ashley B. Williams, Register Of Deeds

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

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And, the Grantor does hereby bind the Grantor and 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, except as to restrictions and easements of record, if any.

WITNESS the Grantor's(s') Hand and Seal this 30th day of June, 2023.

Signed, Sealed and Delivered
in the Presence of:

Shirley A. Staggs

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

ACKNOWLEDGMENT

I, Jane B. Mills, a Notary Public for the County and State aforesaid, do hereby certify that Shirley A. Staggs, personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 30th day of June, 2023.

(SEAL)
Notary Public for SOUTH CAROLINA

My Commission Expires: 12-6-2027

STATE OF SOUTH CAROLINA)
COUNTY OF Spartanburg) 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.

2. The property being transferred is located at Harris Street, Greer, SC, bearing Spartanburg County Tax Map Number 9-03-10-049.00, was transferred by Shirley A. Staggs to Apostolic Assembly of the Faith in Christ Jesus, A California eleemosynary con.

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 $25,000.00.
   (b) _____ The fee is computed on the fair market value of the realty which is _____.
   (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No ✔ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. 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:	25,000.00
(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:	25,000.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : $92.50.

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

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.

Pam Staggs
Responsible Person Connected with the Transaction

Pam Staggs
Print or Type Name Here

SWORN to before me this 30
day of June 2023
Notary Public for SC
My Commission Expires: 12-6-2027

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 then 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 then 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 be 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 my also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

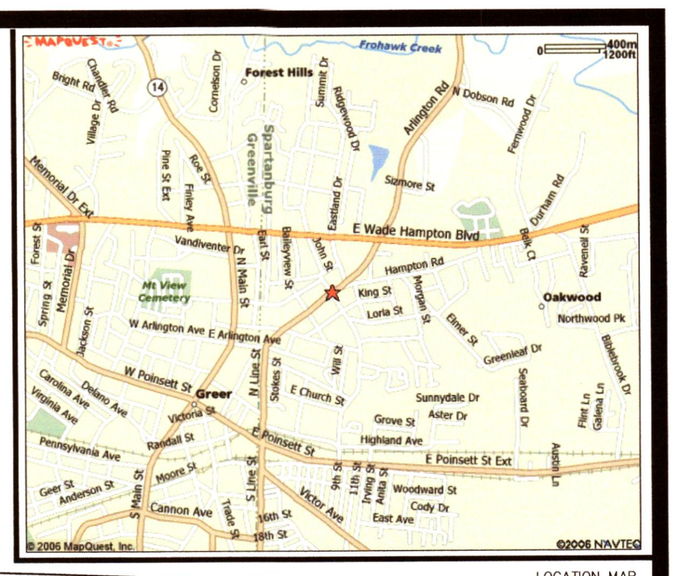
(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and

(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.



LOCATION MAP
NOT TO SCALE

MAGNETIC

P.P.

S.S. M.H.
TOP=965.88

966

+ 966.6

967

968

+ 968.3

EDGE OF PAVEMENT

FRANCES STREET
35' R/W

S.S. M.H.
TOP=966.88

+ 966.3

EDGE OF PAVEMENT

N62°23'03"E

158.39'

GUY POLE

1"O.T. FD.

1/2"REBAR SET

R/W

966

967

966

965

T.M.S. 9-03-10-51
PART LOT 6 & 7

173.30'

964

N31°28'00"W

192.68'

T.M.S. 9-03-10-49
LOT 2

LOTS 1 & 3
T.M.S. 9-03-10-050.00
AREA=1.63 ACRES

S27°00'00"E

T.M.S. 9-03-10-51.01
PART LOT 6 & 7

962

S.S. M.H.
TOP=963.31

964

965

963

+ 965.7

3/4"C.T. FD.

N58°31'47"E

85.41'

3/4"C.T. FD.

965

O.H.P.

EDGE OF PAVEMENT

N32°59'00"W

+ 965.3

984.7 +

964

O.H.P.

P.P.

964

963

EDGE OF PAVEMENT

O.H.P.

ASPHALT

962

963

L.P.

962.7

17.0'

80.4'

200.00'

T.M.S. 9-03-10-52
LOTS 4 & 5

VICTOR STREET

104.73'

1/2"REBAR SET

1 STORY
BRICK

40.3'

40.3'

S27°00'00"E

N39°03'00"W

80.4'

116.0'

15.5'

CONCRETE

T.B.M. (ASSUMED)
FINISH FLOOR
ELEVATION=963.00'

961

+ 960.5

EDGE OF PAVEMENT

O.H.P.

962

ASPHALT

EDGE OF PAVEMENT

ASPHALT

961

100.00'

68.2'

961.5 +

961.3 +

+ 960.6

I.E.=958.9

SIGN

15"R.C.P.

C.B.
TOP=960.61

O.H.P.

CONCRETE SIDEWALK

CURB

198.87'

P.P.

1/2"REBAR SET

R/W

EDGE OF PAVEMENT

S54°34'55"W

15"R.C.P.

NAIL
SET

+ 961.5

S.D. M.H.
TOP=960.33

961

+ 961.8

ARLINGTON ROAD

HAMPTON ROAD

+ 960.8

S.S. M.H.
TOP=960.86

WATER
VALVES

EDGE OF PAVEMENT

FIRE
HYDRANT

Topographic Survey For Apostolic Assembly

Lot 1 & 3, J. J. Miller Estate

SPARTANBURG COUNTY, S.C. DATE: 1-02-07 SCALE: 1" = 20'

DWG# 536

EAS PROFESSIONALS, INC.
Civil & Geotechnical Engineering • Land Surveying • Materials Testing

153 Brozzini Court, Suite C
Greenville, South Carolina 29615
Phone (864) 234-7368 • Fax (864) 234-7369

S.C. REG. NO.
17933

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOUTH CAROLINA
EAS PROFESSIONALS, INC.
No. 3363
CERTIFICATE OF AUTHORIZATION

"I HEREBY CERTIFY THAT 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 THERIN."