



AGENDA
Greer Planning Commission

July 20, 2026
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Call to Order & Determination of Quorum

Approval of Minutes

- i. May 2026 Planning Commission Meeting

New Business

- i. AN 26-06 - Freeman Farm Rd.

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.

- ii. RZ 26-06 - Arlington Rd., Victor St., & Harris St.

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 (with the Downtown Entryway overlay being extended to cover both properties).

- iii. PP 26-04 - Abner Creek Rd. & Brockman McClimon Rd. (Mill Landing)

A request to approve the preliminary plat for a 93-lot single family detached development located on Brockman McClimon Rd. and Abner Creek Rd.

- iv. AN 26-07 - W Wade Hampton Blvd. & S Suber Rd.

A request to annex two (2) parcels on S Suber Rd. and W Wade Hampton Blvd. and establish a zoning classification of Commercial Corridor (CC) in order to build a gas station & convenience store.

- v. AN 26-08 - W Wade Hampton Blvd.
A request to annex one (1) parcel on W Wade Hampton Boulevard and establish a zoning classification of Commercial Corridor (CC) in order to build a gas station & convenience store.
- vi. RZ 26-07 - Jackson St.
A request to rezone one (1) parcel on Jackson Street from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) in order to split the lot in two and build single family residences.
- vii. REV 26-03 - Green Harvest Way (Net Zero Farms Phase II)
A request to approve a major revision to the Net Zero statement of intent to allow for the development of townhomes in Phase II of the subdivision.
- viii. MISC 26-01 - UDO Amendments
A request to amend the Unified Development Ordinance's standards for electronic message center (EMC) signage.

Staff Updates

Adjournment

Notice under Language Access

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Aviso sobre Acceso al Idioma

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Notice Under the Americans with Disabilities Act

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Aviso según la Ley de Estadounidenses con Discapacidades

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AGENDA
Greer Planning Commission

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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AN 26-06

Annexation

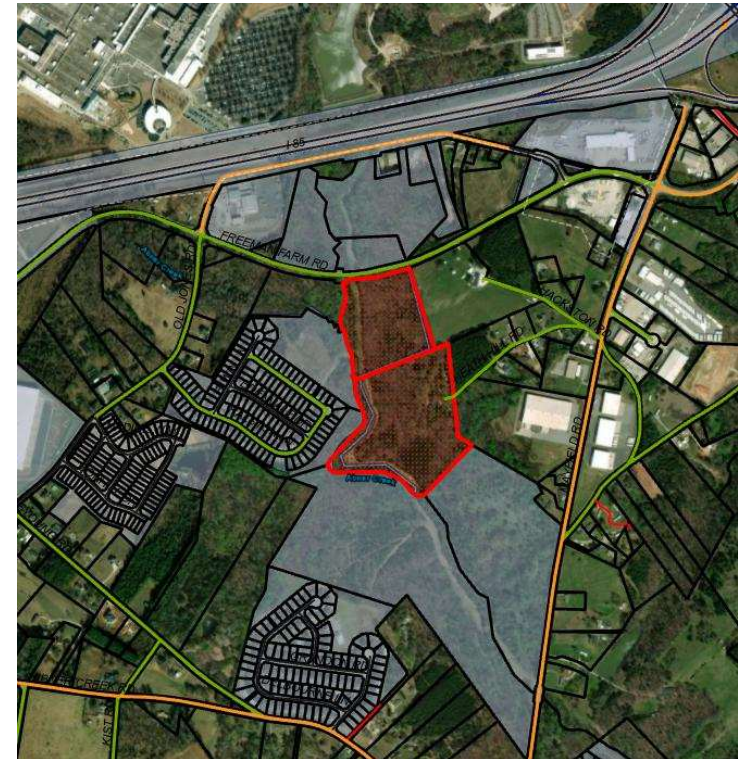
Applicant: Indigo Blue Investments

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



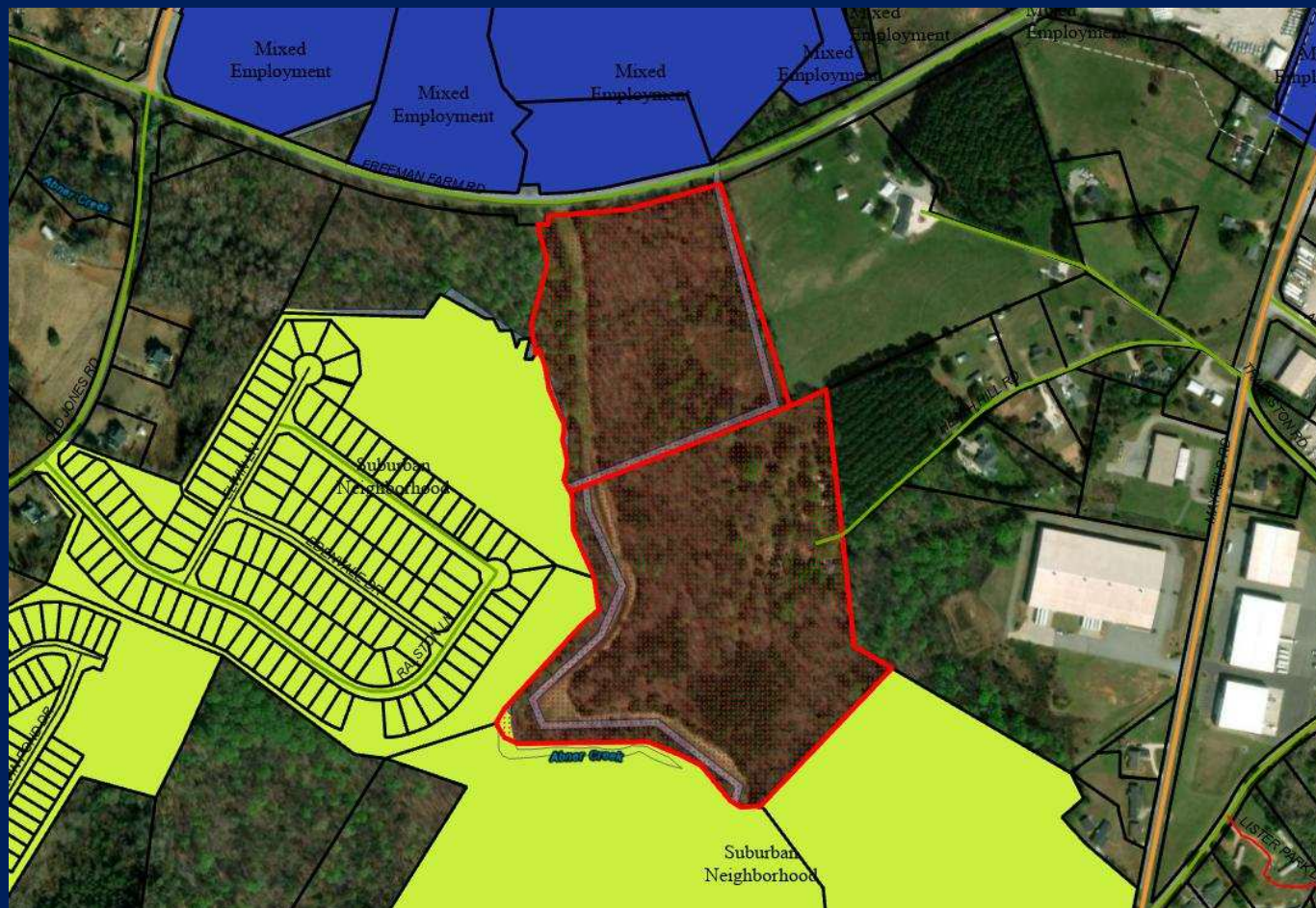
AN 26-06

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, July 20, 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



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.

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

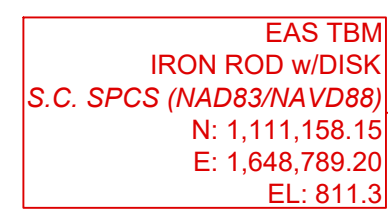
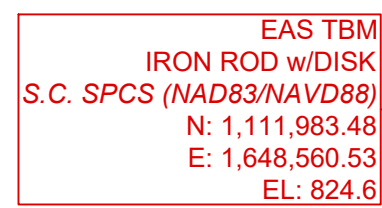
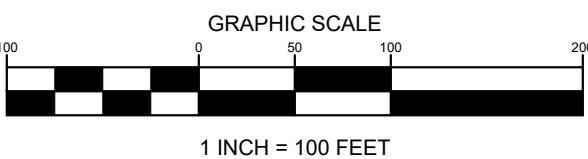
20.3. DATE OF DATA SET COMPILATION: 04/07/2022

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."

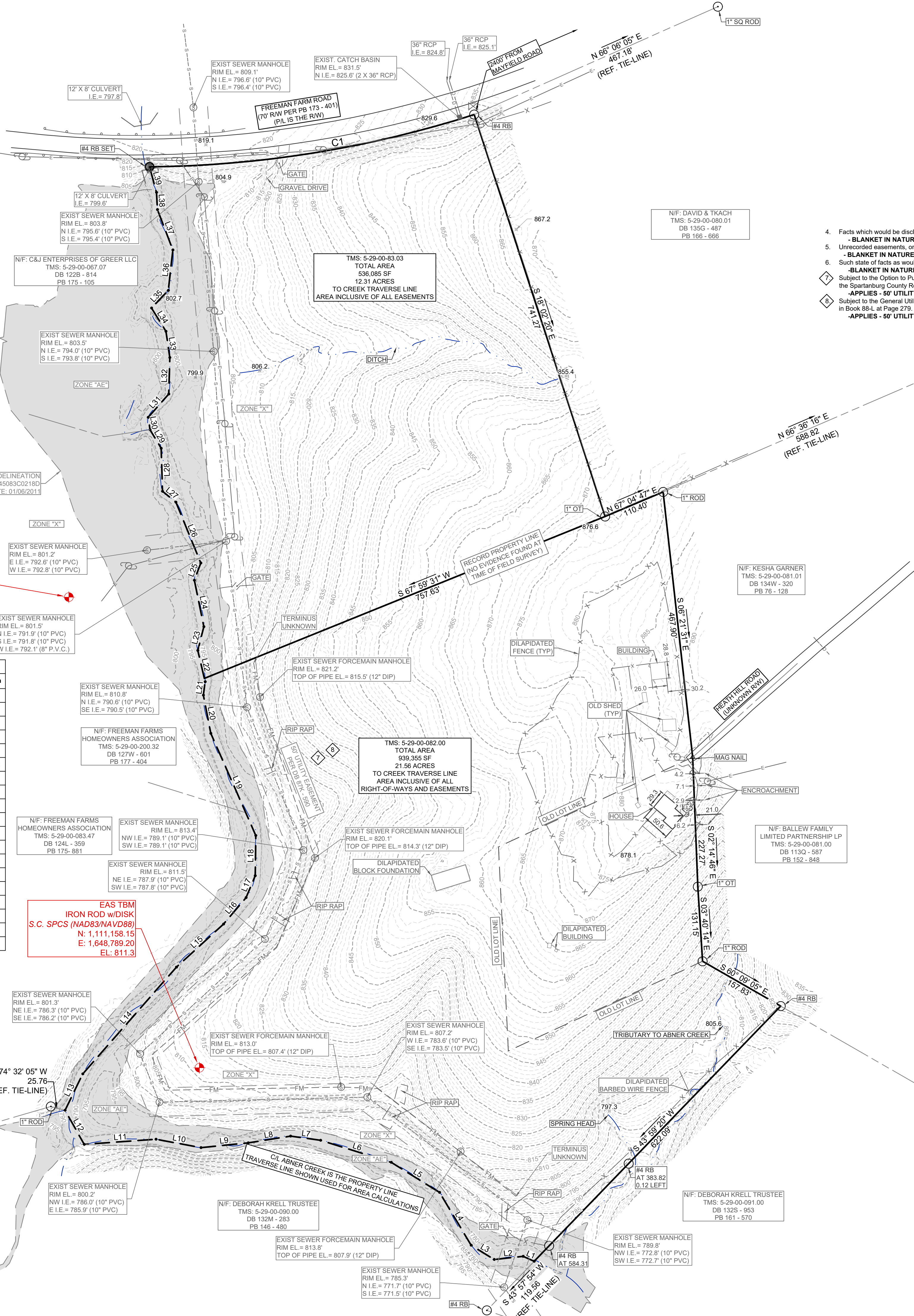
Daniel J. Stiles
SC PLS No.: 17933



Line Table		
Line #	Bearing	Length
L1	N 65° 49' 06" W	21.31
L2	S 83° 42' 47" W	50.85
L3	N 50° 14' 10" W	47.59
L4	N 30° 53' 15" W	107.90
L5	N 58° 06' 52" W	99.73
L6	N 72° 35' 33" W	129.80
L7	N 82° 08' 00" W	53.07
L8	S 80° 58' 04" W	75.12
L9	S 84° 15' 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° 46' 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° 36' 28" E	41.50
L18	N 00° 46' 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' 15" 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" S	30.36
L28	N 01° 42' 27" W	75.43
L29	N 31° 04' 31" W	27.89
L30	N 08° 27' 12" E	38.07
L31	N 41° 26' 23" E	54.42
L32	N 01° 41' 11" E	64.09
L33	N 05° 25' 47" W	46.39
L34	N 31° 39' 15" W	47.98
L35	N 43° 25' 55" E	42.58
L36	N 40° 30' 09" E	71.42
L37	N 20° 56' 07" W	75.76
L38	N 03° 14° 39" W	30.78
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 I
EXCEPTIONS**

- | | |
|----|---|
| 4. | <p>Facts which would be disclosed by a comprehensive survey of the Premises herein described.</p> <p>- BLANKET IN NATURE - FEATURES OBSERVED DURING SITE VISIT ARE SHOWN HEREON.</p> <p>Unrecorded easements, or claims thereof, not apparent from an inspection of the premises.</p> <p>- BLANKET IN NATURE - EVIDENCE AS OBSERVED AT TIME OF FIELD SURVEY ARE SHOWN HEREON.</p> <p>Such facts as would be disclosed by a comprehensive survey of the Premises herein described.</p> <p>- BLANKET IN NATURE - EVIDENCE AS OBSERVED AT TIME OF FIELD SURVEY ARE SHOWN HEREON.</p> <p>Subject to the Option to Purchase Right-of-Way between Roddy D. Donahue and Joyce P. Donahue and Great Commission of Public Works, recorded in the official records of the Spartenburg County Register of Deeds Office in Book 87-K at Page 589.</p> <p>- APPLIES - 50' UTILITY EASEMENT SHOWN HEREON.</p> |
| 5. | <p>Subject to the General Utility Right-of-Way granted to Great Commission of Public Works, recorded in the official records of the Spartenburg County Register of Deeds Office in Book 88-J at Page 279.</p> <p>- APPLIES - 50' UTILITY EASEMENT SHOWN HEREON.</p> |

ALTA/NSPS CERTIFICATION

To: ALPAS, LLC and Old Republic National Title Insurance Company, and their respective successors and 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(b)(1), 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 mathematical 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:

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.
NO EVIDENCE OF RECORD EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME OF FIELD SURVEY.
2. **THE LOCATION OF MAG NAILS HAVE BEEN SET AT EACH CORNER WHERE CORNER MARKERS WERE NOT FOUND AT TIME OF FIELD SURVEY.**
3. Address(es) of the surveyed property if disclosed in previous correspondence to or obtained by the surveyor, or observed while conducting the fieldwork.
ADDRESS PROVIDED BY CLIENT IS PLOTTED AND SHOWN HERON.
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 HERON.
4. Gross land area (and other areas if specified by the client).
GROSS LAND AREA PLOTTED AND SHOWN HERON.
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 HERON.
6. **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:
entire 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 HERON.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.3.1.e) (e.g., water, sewer, gas, electric, etc.) as determined by:
(a) plans and/or reports provided by client (with reference to as the sources of information).
UTILITY MARKING OBSERVED AT THE TIME OF FIELD SURVEY ARE PLOTTED AND SHOWN HERON.
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 HERON.
14. As specified by the client, distance to the nearest intersecting street.
NEAREST INTERSECTING STREET CORNER IS NOTED HERON.
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.

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
Greenville, SC 29601

REPORT PREPARED BY

Impact Designs, Inc.
PO Box 3728
Mooresville, NC 28117
nick@impactdesignsinc.com

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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.

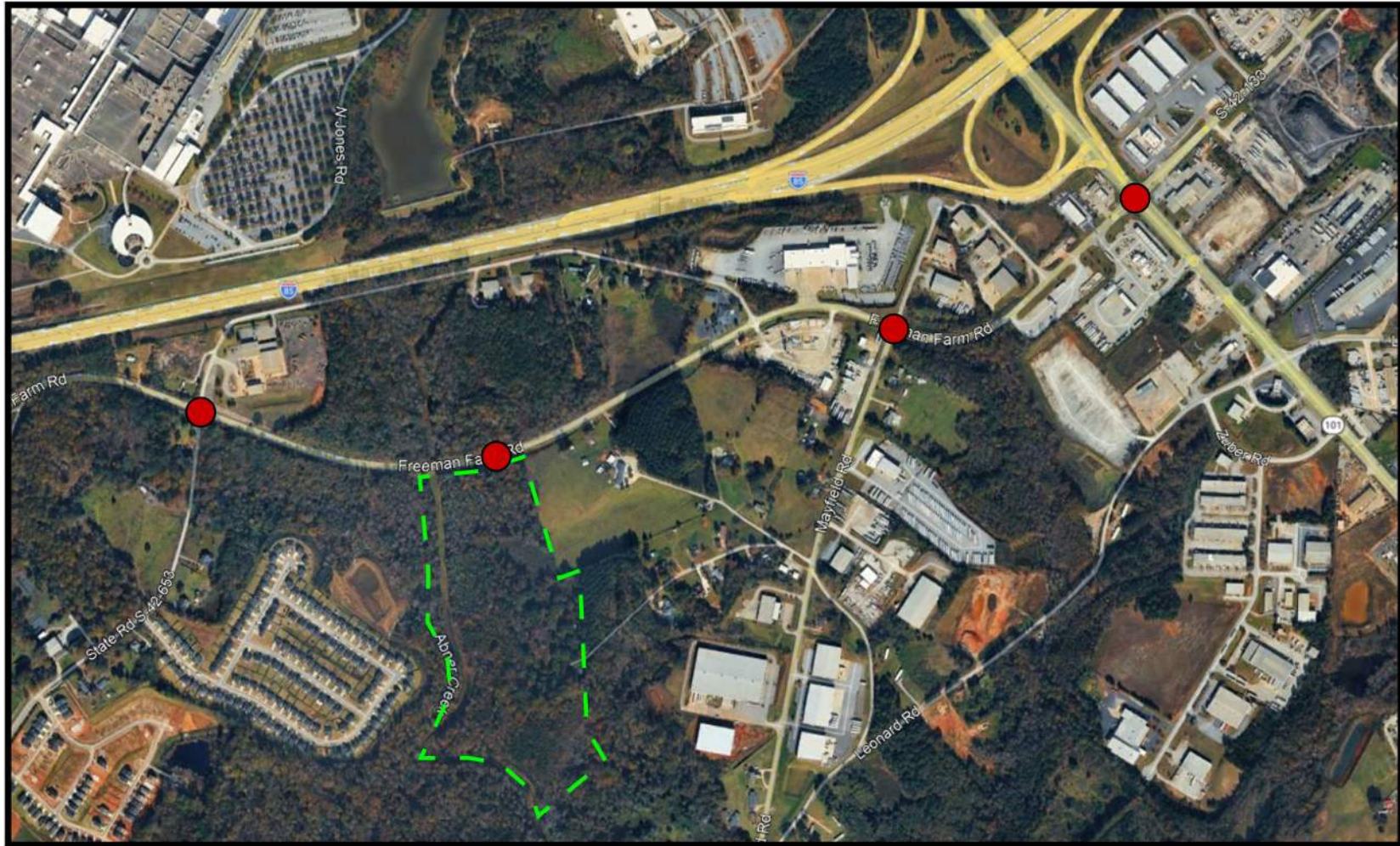
Table 1 – Study Area Summary

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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Designs, Inc.

*Freeman Farm Subdivision
Greer, SC*

Site Location Map

Scale: Not to Scale

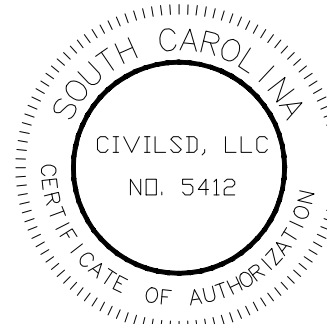
Figure

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	

Revisions		
No.	Description	Date



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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

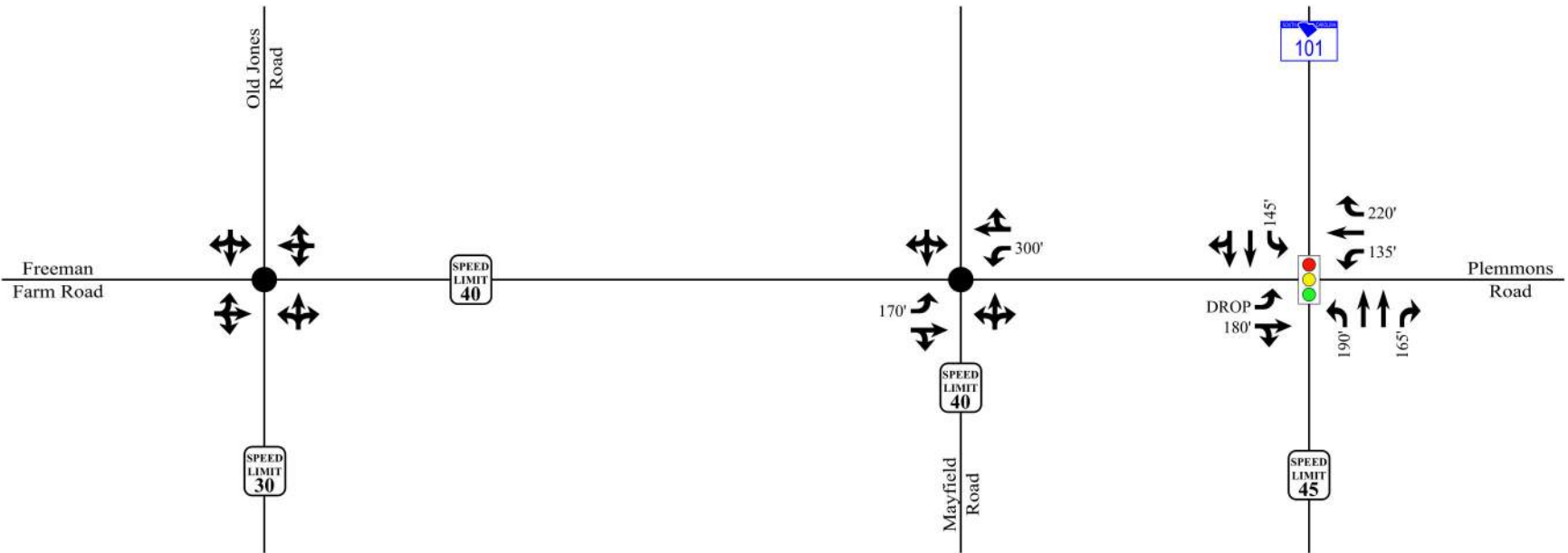
Scale 1" = 90'

Sheet Title

Sketch Plan

Sheet Number

SK-8



LEGEND

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

IMPACT
Designs, Inc.

*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

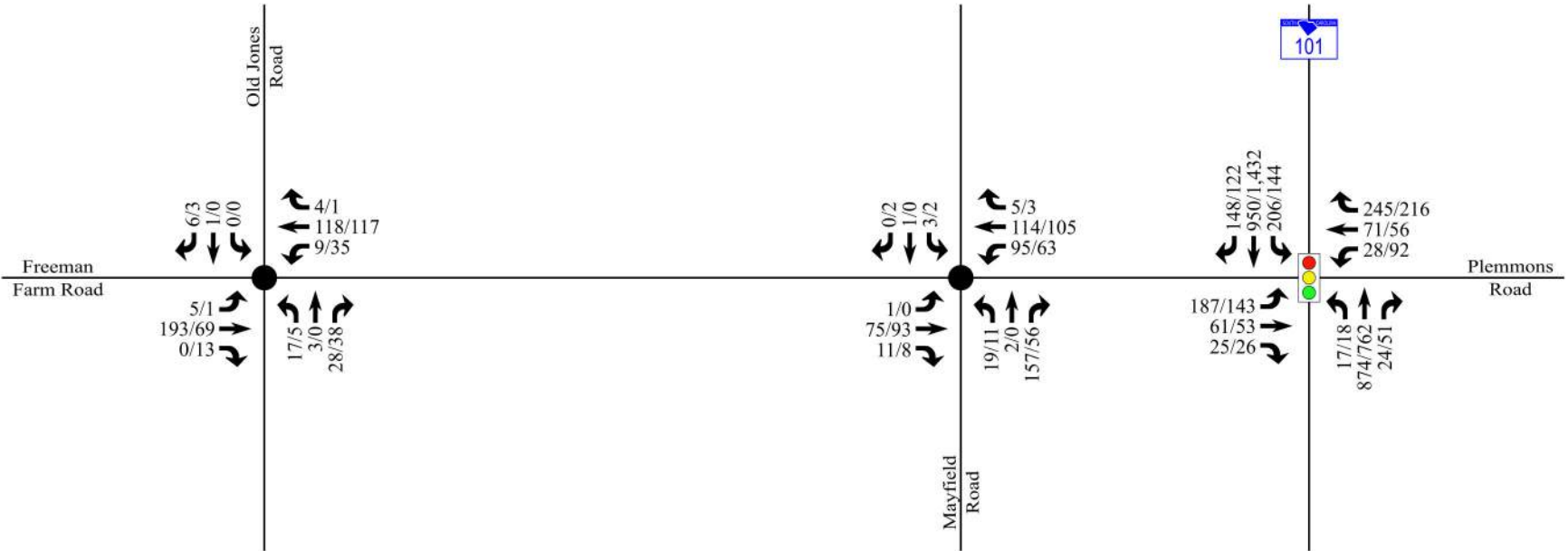
Traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and are summarized below:

- 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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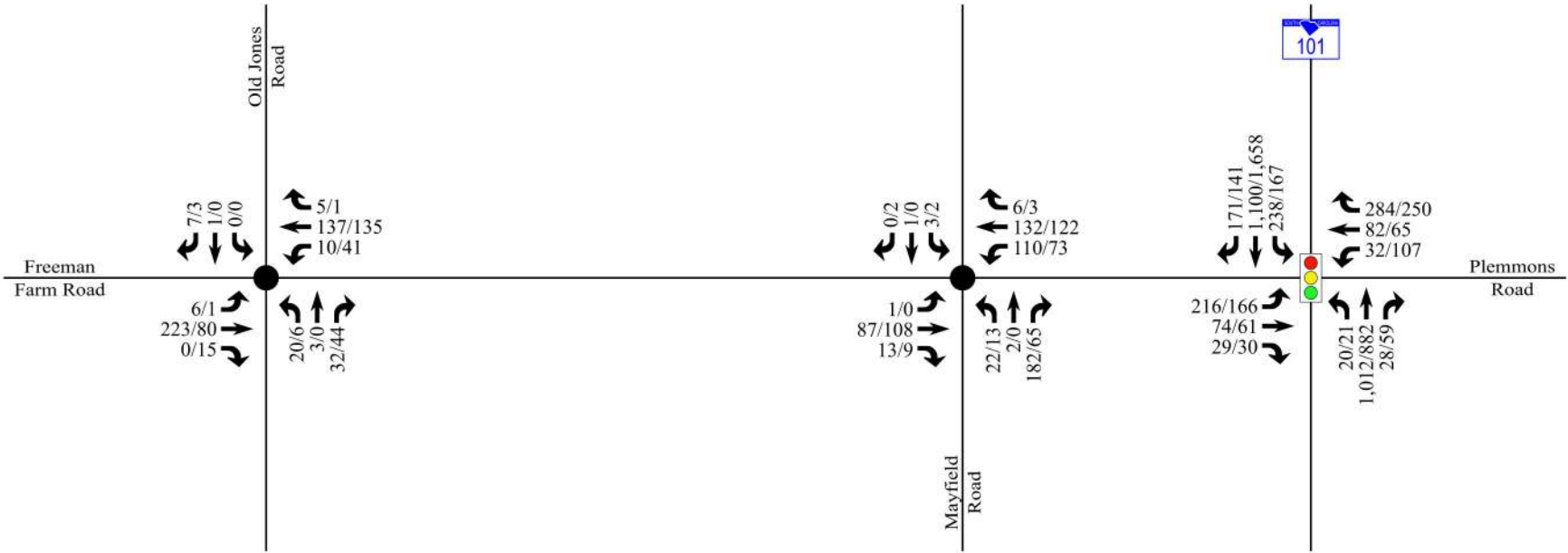
*Freeman Farm Subdivision
Greer, SC*

Existing (2026)
Traffic Volumes

Scale: Not to Scale

Figure

4



LEGEND



Signalized Intersection



Unsignalized Intersection

X / Y → AM / PM Peak Hour Traffic

IMPACT
Designs, Inc.

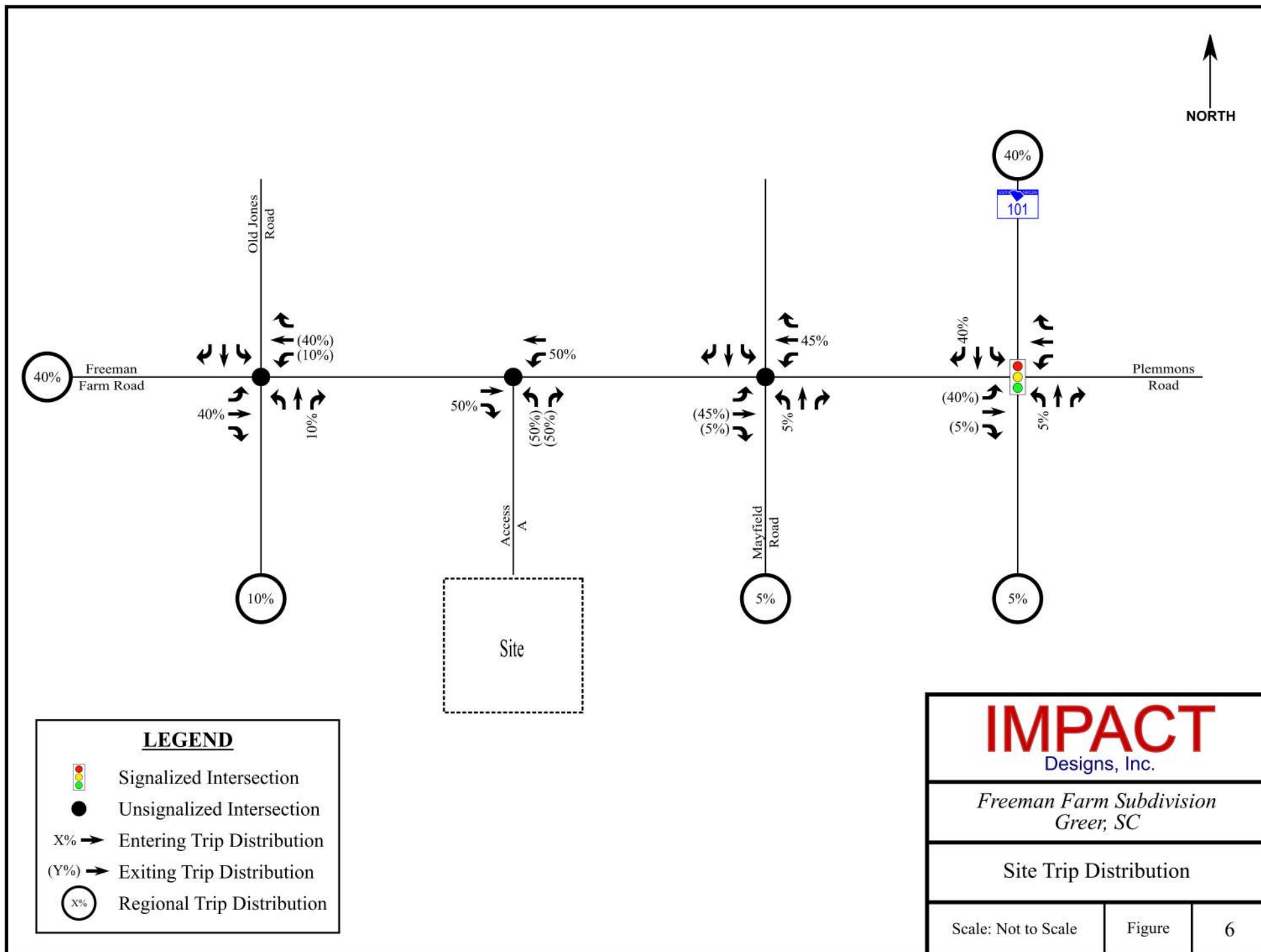
*Freeman Farm Subdivision
Greer, SC*

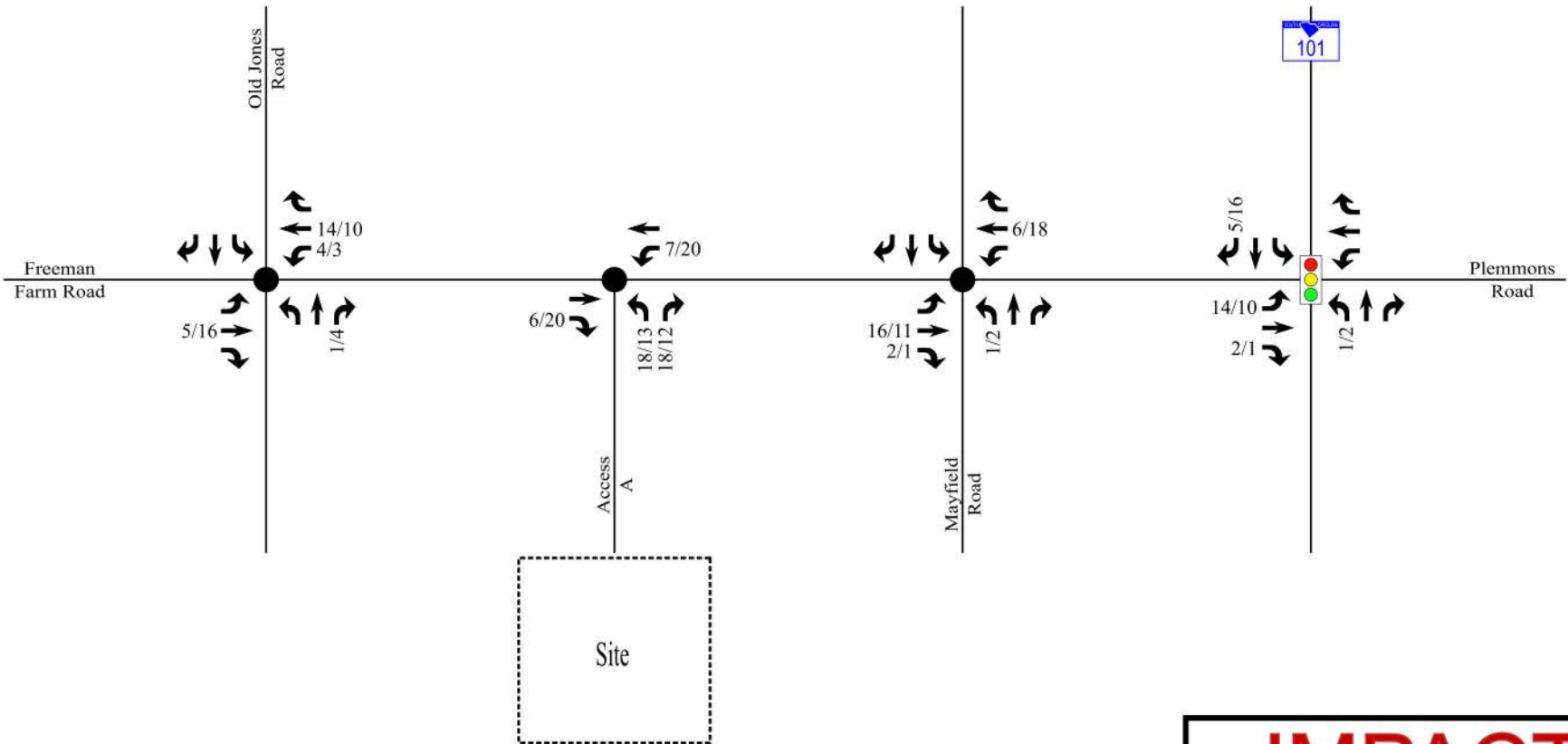
No-Build (2029)
Traffic Volumes

Scale: Not to Scale

Figure

5





LEGEND



Signalized Intersection



Unsignalized Intersection

X / Y → AM / PM Peak Hour Traffic

IMPACT
Designs, Inc.

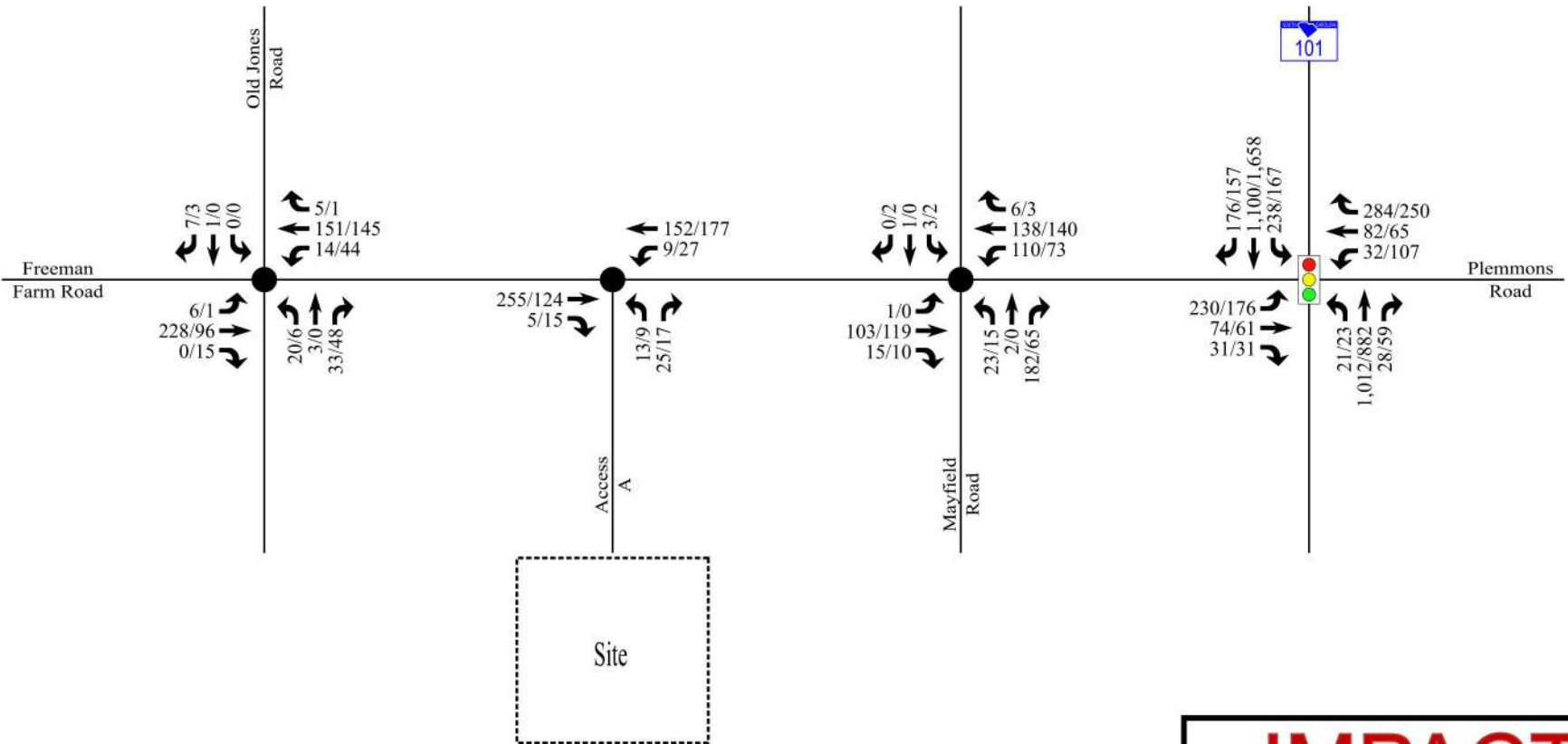
*Freeman Farm Subdivision
Greer, SC*

Trip Assignments

Scale: Not to Scale

Figure

7



LEGEND



Signalized Intersection



Unsignalized Intersection

X / Y → AM / PM Peak Hour Traffic

IMPACT
Designs, Inc.

*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.

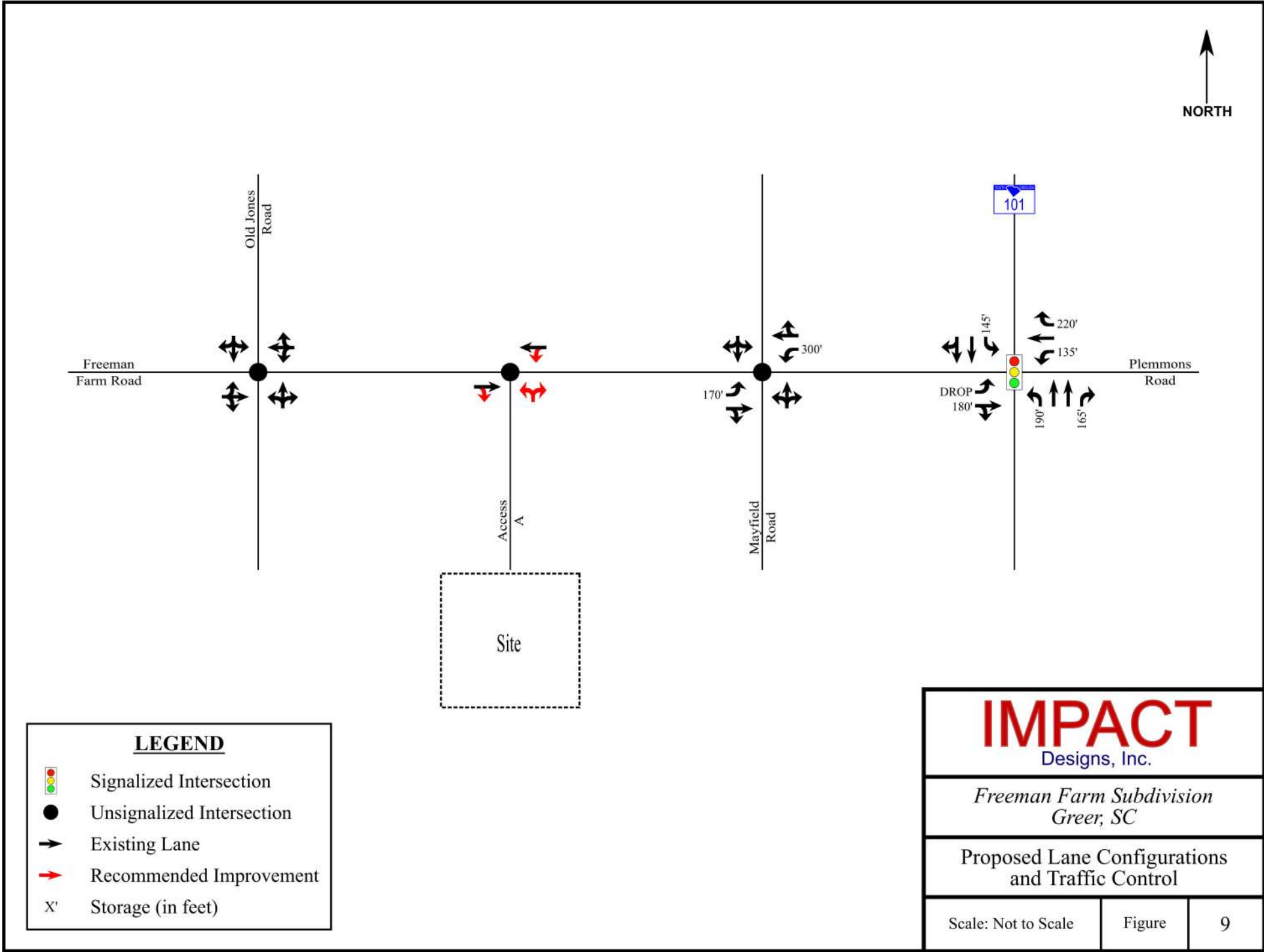
Table 4 – Intersection Capacity Analysis Results

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	<i>Analyzed under Build conditions only.</i>				-	-
	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.



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.

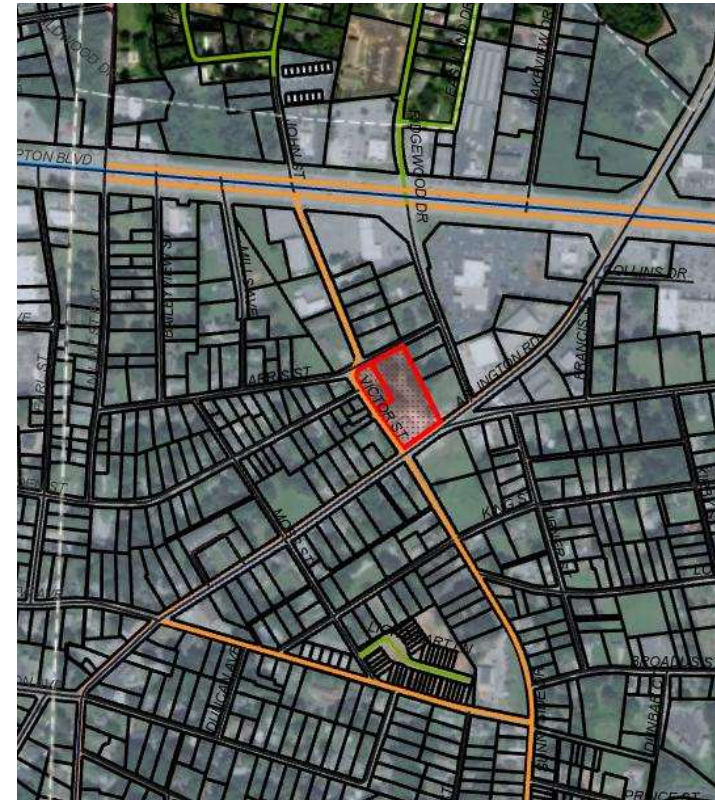
All approaches at the unsignalized study intersections are expected to operate at LOS B or better. No improvements are recommended.

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, July 20, 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:

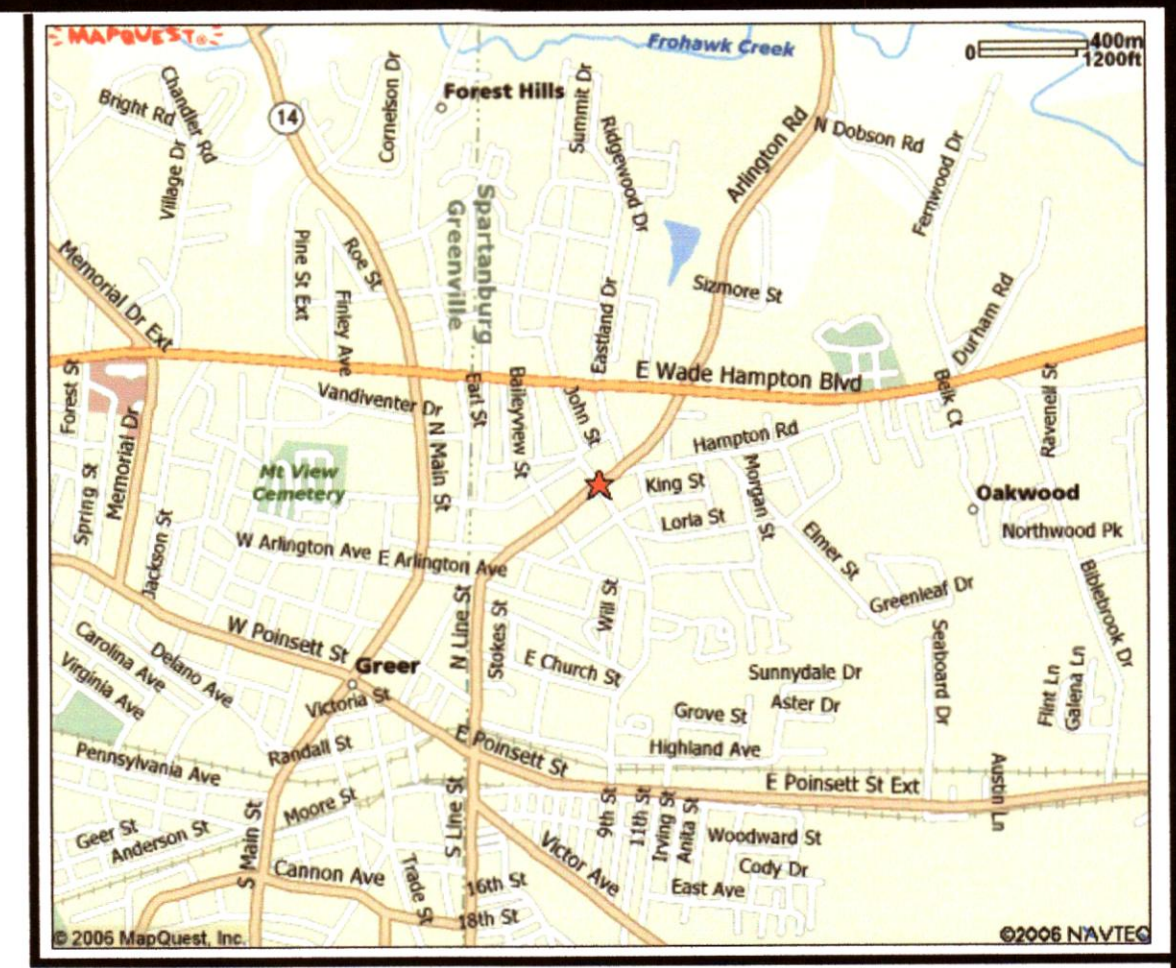
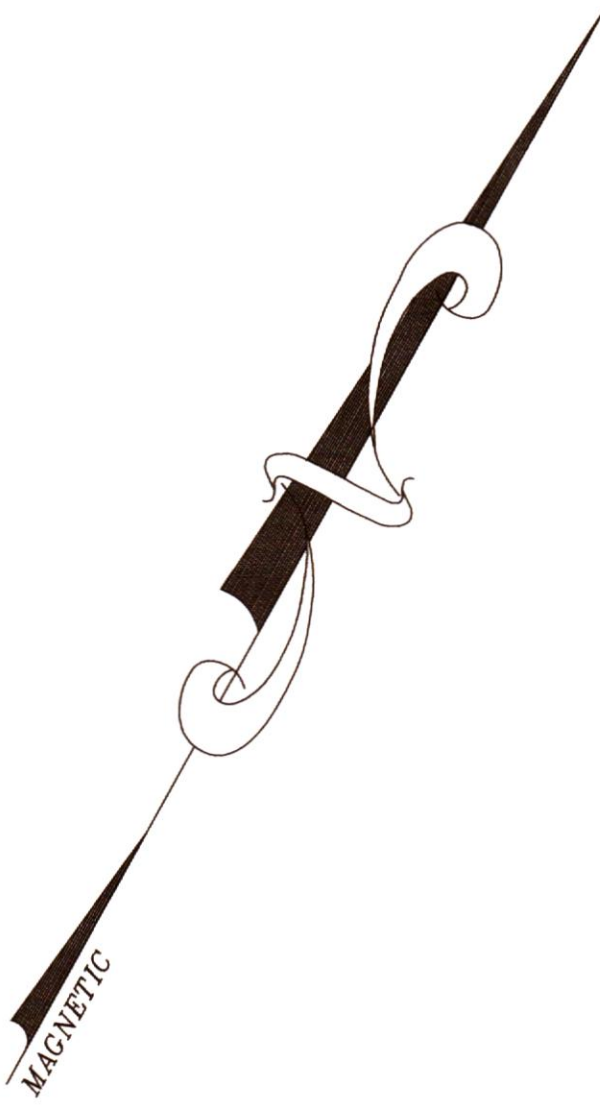
- North: Medium Density Residential (MD) – residential
- East: Commercial Corridor (CC) and Medium Density Residential (MD) – vacant and residential
- South: Commercial General (CG) – vacant
- West: Commercial General (CG) – vacant and beverage cart

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.

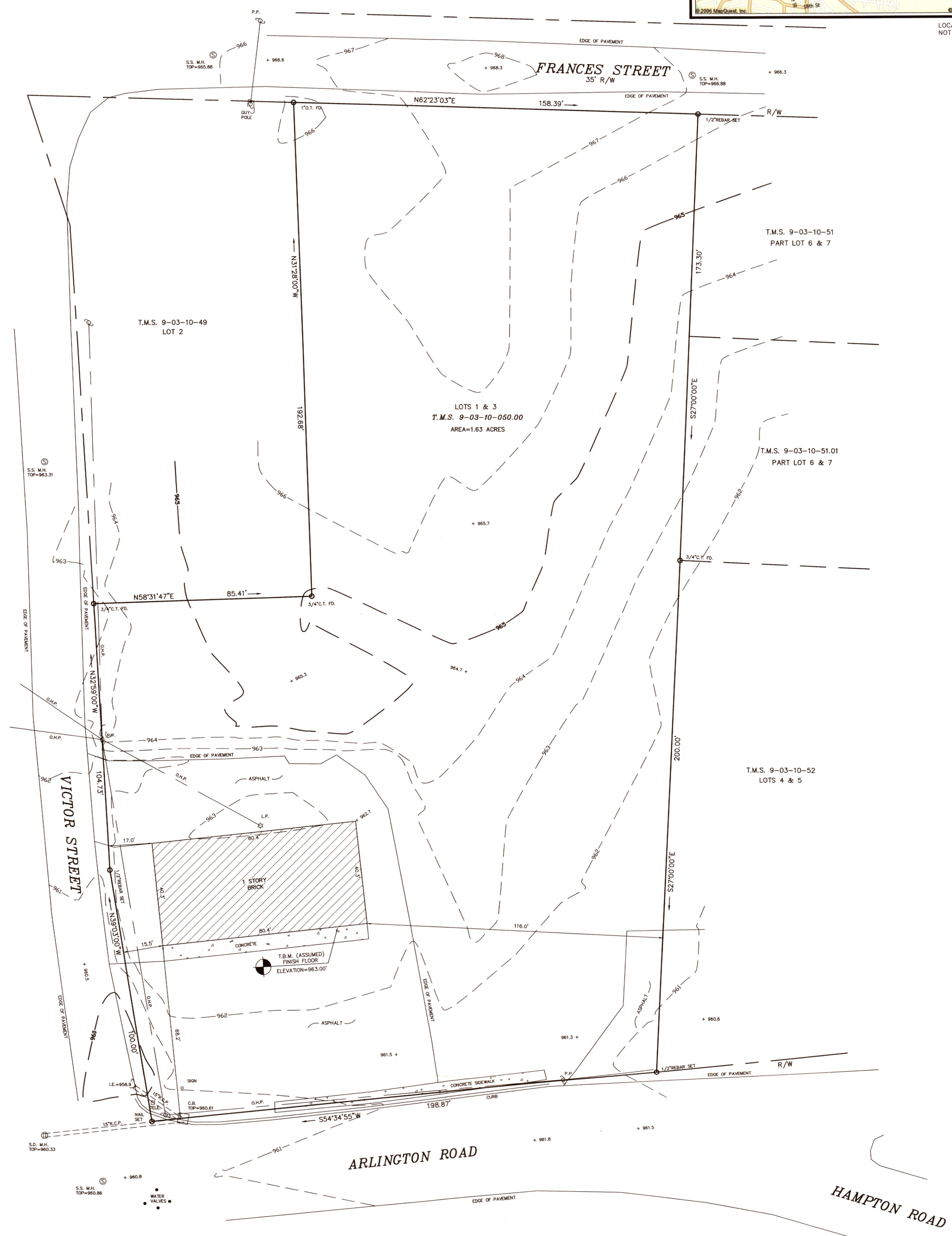
- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

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



LOCATION MAP
NOT TO SCALE



**Topographic Survey For
Apostolic Assembly**
Lot 1 & 3, J. J. Miller Estate

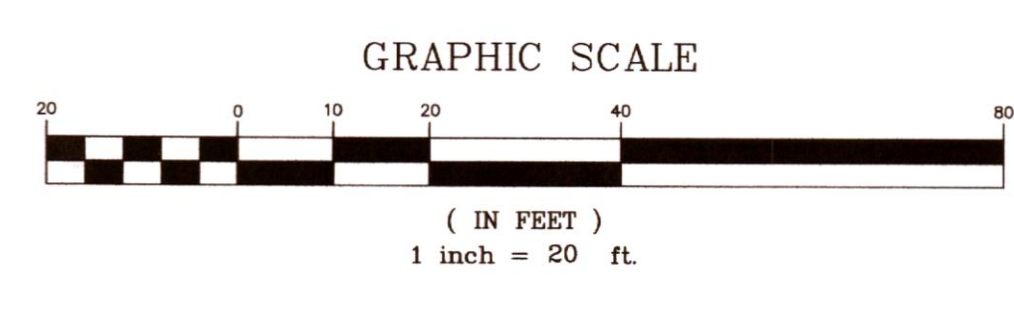
SPARTANBURG COUNTY, S.C. DATE: 1-02-07 SCALE: 1" = 20'

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

Daniel J. H.
S.C. REG. NO.
17933



"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 THEREIN."

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 REQD 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

EXISTING STRUCTURES TO BE REMOVED/DEMOLISHED.
 ALL OPEN SPACE/COMMON AREAS AND STORMWATER MANAGEMENT AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL AN HOA IS ESTABLISHED.
 FINAL CONFIGURATION OF ACTIVE OPEN SPACE SIDEWALKS/TRAILS MAY DIFFER FROM WHAT IS SHOWN ON PRELIMINARY PLAT.

L14	102.337	N01° 16' 26.07"V
L15	21.391	N01° 59' 40.12"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"V



Staff Recommendation: Approval

Staff Report to the City of Greer Planning Commission
Monday, July 20, 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.

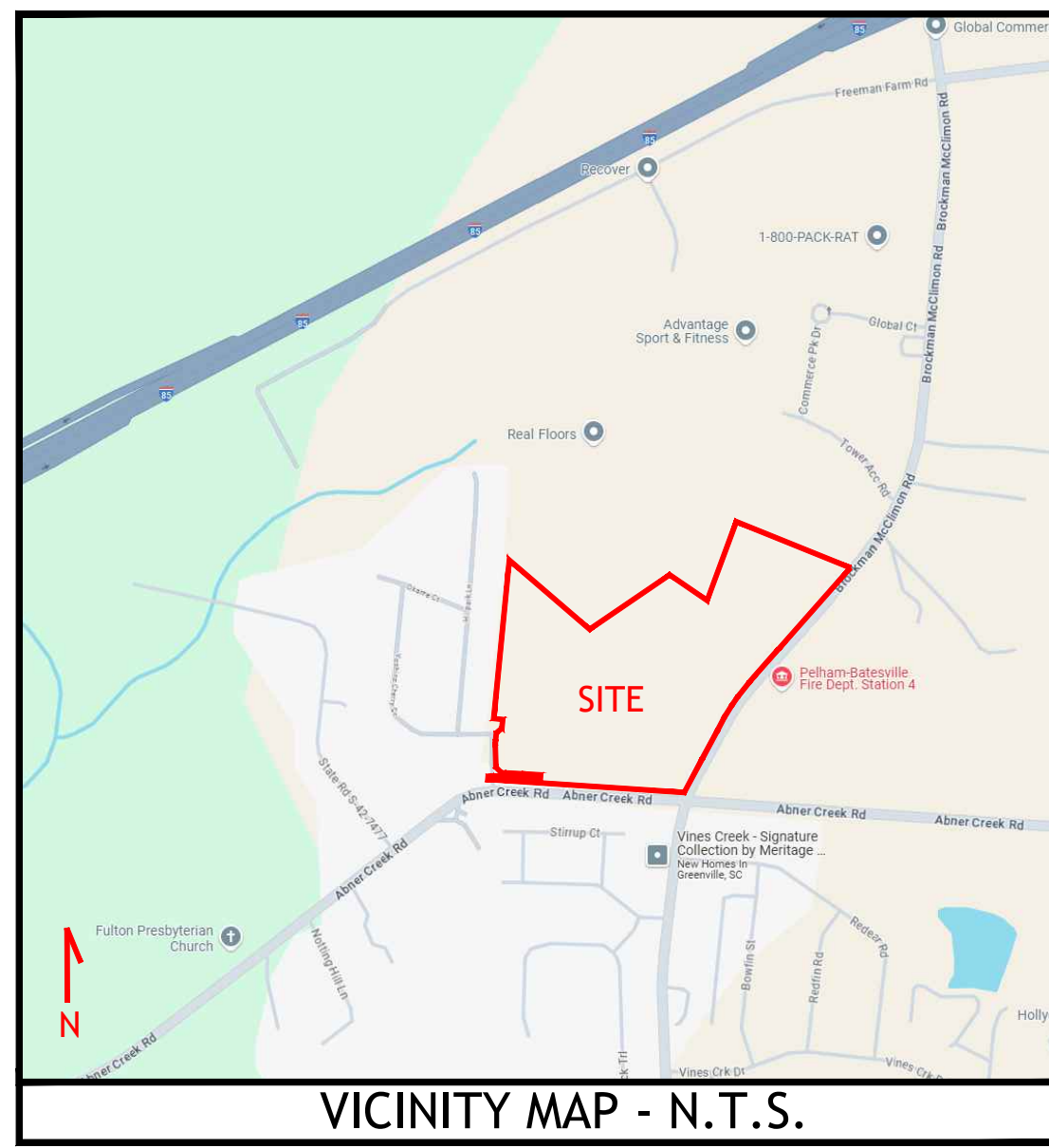
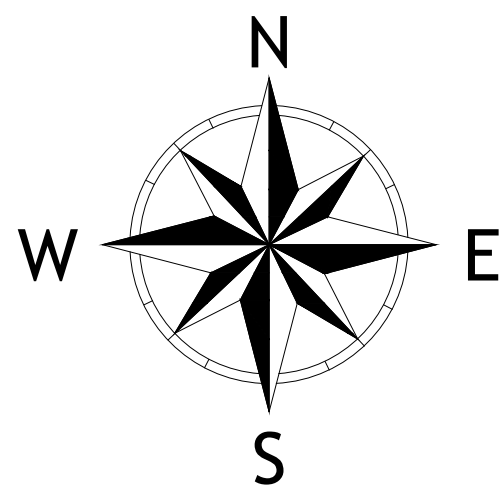
Staff Recommendation: Approval

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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REQUIRED OPEN SPACE:	±2.39 AC (10%)
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PROPOSED ACTIVE O.S.:	±0.64 AC (27%)
PROPOSED ROADWAY:	±3,329 LF (44' PUBLIC ROW) (±0.63 MILES)
SETBACKS:	
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

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 OPEN SPACE SIDEWALKS/TRAILS MAY DIFFER FROM WHAT IS SHOWN ON PRELIMINARY PLAT.

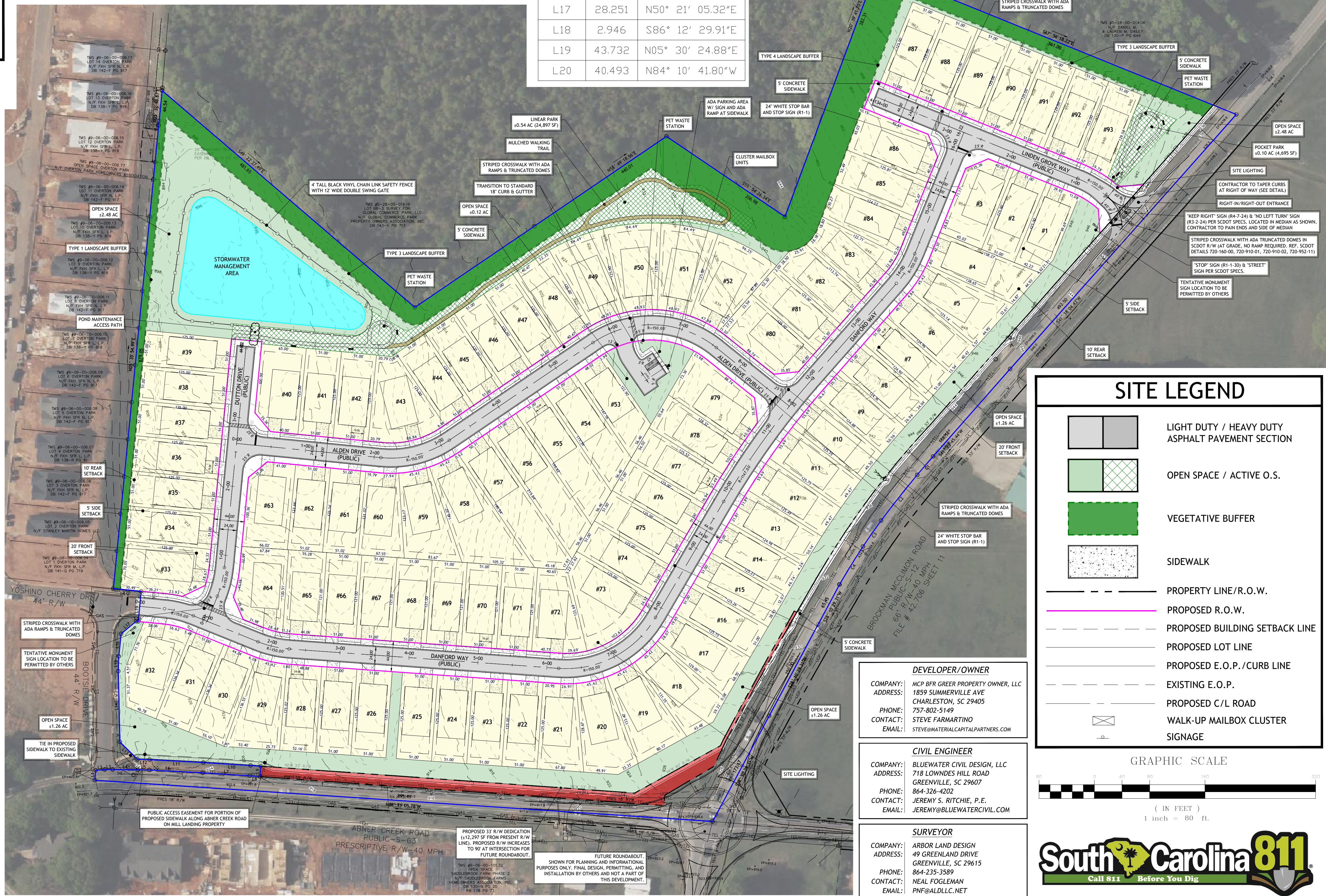
Line Table		
Line #	Length	Direction
L1	14.497	N04° 17' 42.64"E
L2	13.263	N85° 38' 31.81"E
L3	11.260	N89° 10' 42.81"E
L4	36.450	S89° 11' 15.19"E
L5	16.690	S89° 11' 15.19"E
L6	77.390	S86° 58' 16.19"E
L7	68.160	S86° 23' 01.19"E
L8	14.730	S85° 51' 44.19"E
L9	15.000	N04° 08' 15.81"E
L10	83.109	N86° 17' 26.94"W
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



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

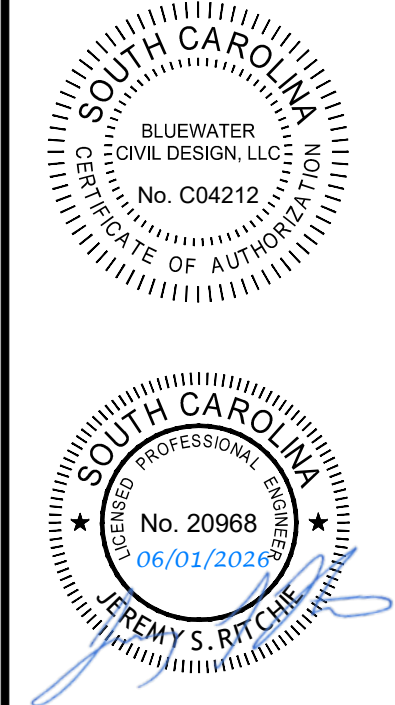
Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
1	6264 SF / 0.14 AC	32	8481 SF / 0.19 AC	63	7905 SF / 0.18 AC
2	6375 SF / 0.15 AC	33	8434 SF / 0.19 AC	64	7739 SF / 0.18 AC
3	7814 SF / 0.18 AC	34	6375 SF / 0.15 AC	65	6687 SF / 0.15 AC
4	7931 SF / 0.18 AC	35	6375 SF / 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 / 0.19 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



Project Number: 2026-037
 DWG Name: Mill Landing PP-1.dwg
 Drawing Scale: AS NOTED
 Date of Project: 05/20/2026
 Engineer of Record:
 b. Jeremy S. Ritchie, P.E.
 South Carolina PE# 20968

blue **WATER**
civil design
 bluewater civil design, LLC
 718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
 SC C04212 - AL PE#005865
 NC P0868 - AL C04065E



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

[illegible]

PRELIMINARY PLAT

PP-1

AN 26-07

Annexation

Applicant: Ratcliffe Architects

Address: S Suber Rd. & W Wade Hampton Blvd.

Parcel ID Numbers: T013000202800, T013000203200

Existing Zoning: Unzoned Greenville County

Request: Annex and zone to Commercial Corridor (CC)



AN 26-07

Aerial Map



AN 26-07

Zoning Map



AN 26-07

Future Land Use Map



AN 26-07

Existing Conditions



W Wade Hampton Blvd.



S Suber Rd.

AN 26-07 – Staff Analysis & Recommendation

- Request:** Annex and zone to Commercial Corridor (CC)
- Zoning/Land Uses:**
- North:** Commercial Corridor (CC) – commercial
 - East:** Unzoned Greenville County – vacant, commercial
 - South:** Unzoned Greenville County – residential
 - West:** Commercial Corridor (CC) - commercial
- Comprehensive Plan:** Suburban Commercial
- Staff Recommendation:** Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: AN 26-07

APPLICANT: Ratcliffe Architects

PROPERTY LOCATION: S Suber Road & W Wade Hampton Boulevard

TAX MAP NUMBER: T013000202800, T013000203200

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Commercial Corridor (CC)

SIZE: 0.811 acres

COMPREHENSIVE PLAN: Suburban Commercial

ANALYSIS: **AN 26-07**

AN 26-07 is an annexation and zoning request for two parcels located on S Suber Road and W Wade Hampton Boulevard with a total area of 0.811 acres. The request is to annex and zone both parcels to Commercial Corridor (CC) and the intent is to build a gas station and convenience store. This request is associated with AN 26-08.

Surrounding land uses and zoning include:

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

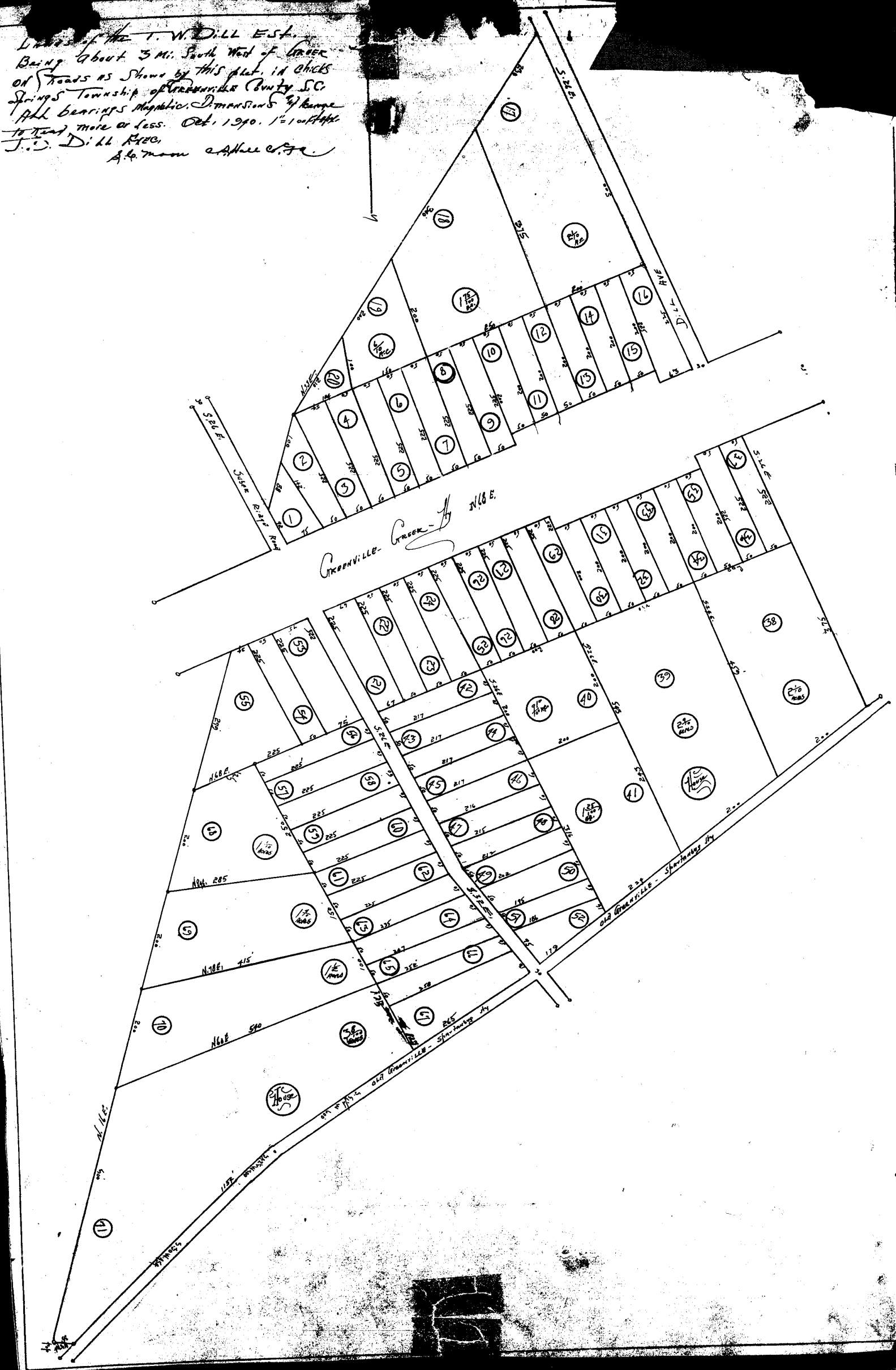
Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This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

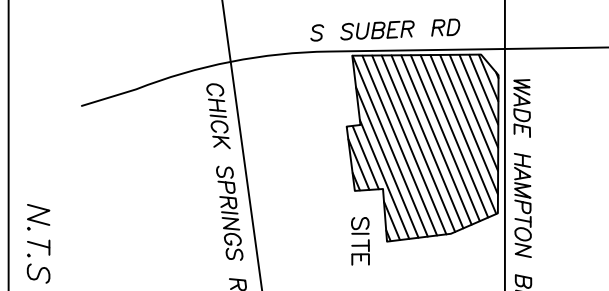
- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities
- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network

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

STAFF RECOMMENDATION: Approval

Lines of the I. W. DILL Est.
 Being about 3 Mi. South West of Greer
 on Roads as shown by this plat. in Chick
 Springs Township of Greenville County S.C.
 All bearings Magnetic. Dimensions of Range
 to feet more or less. Oct. 1990. 1"=1000 ft.
 J. S. DILL Rec.
 A. L. Munn & Assoc. C. E.





- Schedule B-Section II Title Exceptions
- Commonwealth Title Insurance Company
Commitment #SCCL126-0305, Effective Date: January 27, 2008
17. All matters appearing on Plots recorded Plat Book L, Page 31-B and Plat Book 40-2, Page 37, doctored records. (NO MATTERS TO PLAT)
18. Right of Way Easement from John Homish and Corina Homish to Duke Power Company, dated July 15, 1998, and recorded July 28, 1998 in Book 602, Page 450, doctored records. (BLANKET EASEMENT: AFFECTS SITE)
19. Right of Way Easement from Marshall O. Mcabee & Sandra H. Mcabee to City of Green, dated April 20, 2005, and recorded November 11, 2008 in Book 2175, Page 478, doctored records. (DOES NOT AFFECT SITE)
20. Right of Way Easement from Marshall O. Mcabee & Sandra H. Mcabee to City of Green, dated April 20, 2005, and recorded November 11, 2008 in Book 2175, Page 482, doctored records. (DOES NOT AFFECT SITE)
21. Proper title manufactured dwellings (mobile homes) located on the subject property

TITLE EXCEPTIONS

LEGEND

- CATCH BASIN
ELASTIC PIPE
CRIMPED TOP PIPE
DRAIN INLET
WATER LINE
MANHOLE
POINT OF BEGINNING
POINT OF COMMENCEMENT
REMARKS BENCHMARK
SANITARY SEWER
STORM SEWER
WATER VALVE
WATER METER
GAS METER
TELEPHONE FREEZEVAL
- CLAY WIRE
GAS LINE
WATER LINE
POWER LINE
UNDERGROUND POWER LINE
FIBER OPTIC
POWER POLE
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
CATCH BASIN
LIGHT POLE
FIRE HYDRANT
TRANSFORMER
SIGNAL WALL T

GENERAL NOTES

This property is in Zone X based on Flood Insurance Rate Map 45045Z0341E dated 8/18/2014. This determination was made by graphically determining the position of said site on said FIRM Map.

Vertical datum for site based on GPS WGS system using SC GPS Network. WMD 88

Contact proper Authorities Before building near utility lines, for easement width and construction. Locations shown are approximate.

This survey has been prepared for the exclusive use of the person or entities named herein. It is not to be used for any other purpose. The surveyor is not responsible for any errors or omissions in this survey. The surveyor is not responsible for any errors or omissions in this survey. The surveyor is not responsible for any errors or omissions in this survey.

"I, hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the laws and regulations of the State of Maryland and the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

The property shown hereon: PIN# T01300202800, T01300203100, T01300203200, T01300203400, T01300203500, T01300203600, T01300203700, T01300203800, T01300203900, T01300204000, T01300204100, T01300204200, T01300204300, T01300204400, T01300204500, T01300204600, T01300204700, T01300204800, T01300204900, T01300205000, T01300205100, T01300205200, T01300205300, T01300205400, T01300205500, T01300205600, T01300205700, T01300205800, T01300205900, T01300206000, T01300206100, T01300206200, T01300206300, T01300206400, T01300206500, T01300206600, T01300206700, T01300206800, T01300206900, T01300207000, T01300207100, T01300207200, T01300207300, T01300207400, T01300207500, T01300207600, T01300207700, T01300207800, T01300207900, T01300208000, T01300208100, T01300208200, T01300208300, T01300208400, T01300208500, T01300208600, T01300208700, T01300208800, T01300208900, T01300209000, T01300209100, T01300209200, T01300209300, T01300209400, T01300209500, T01300209600, T01300209700, T01300209800, T01300209900, 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AN 26-08

Annexation

Applicant: Ratcliffe Architects

Address: W Wade Hampton Blvd.

Parcel ID Numbers: T013000203400

Existing Zoning: Unzoned Greenville County

Request: Annex and zone to Commercial Corridor (CC)



AN 26-08

Aerial Map



AN 26-08

Zoning Map



AN 26-08

Future Land Use Map



AN 26-08

Existing Conditions



AN 26-08 – Staff Analysis & Recommendation

- Request:** Annex and zone to Commercial Corridor (CC)
- Zoning/Land Uses:**
- North:** Commercial Corridor (CC) – commercial
 - East:** Commercial Corridor (CC) – vacant, commercial
 - South:** Unzoned Greenville County – residential
 - West:** Unzoned Greenville County, Commercial Corridor (CC) - commercial
- Comprehensive Plan:** Suburban Commercial
- Staff Recommendation:** Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: AN 26-08

APPLICANT: Ratcliffe Architects

PROPERTY LOCATION: W Wade Hampton Boulevard

TAX MAP NUMBER: T013000203400

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Commercial Corridor (CC)

SIZE: 1.072 acres total

COMPREHENSIVE PLAN: Suburban Commercial

ANALYSIS: **AN 26-08**

AN 26-08 is an annexation and zoning request for one parcel located on W Wade Hampton Boulevard with a total area of 1.072 acres. The request is to annex and zone the parcel to Commercial Corridor (CC) and the intent is to build a gas station and convenience store. This request is associated with AN 26-07.

Surrounding land uses and zoning include:

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

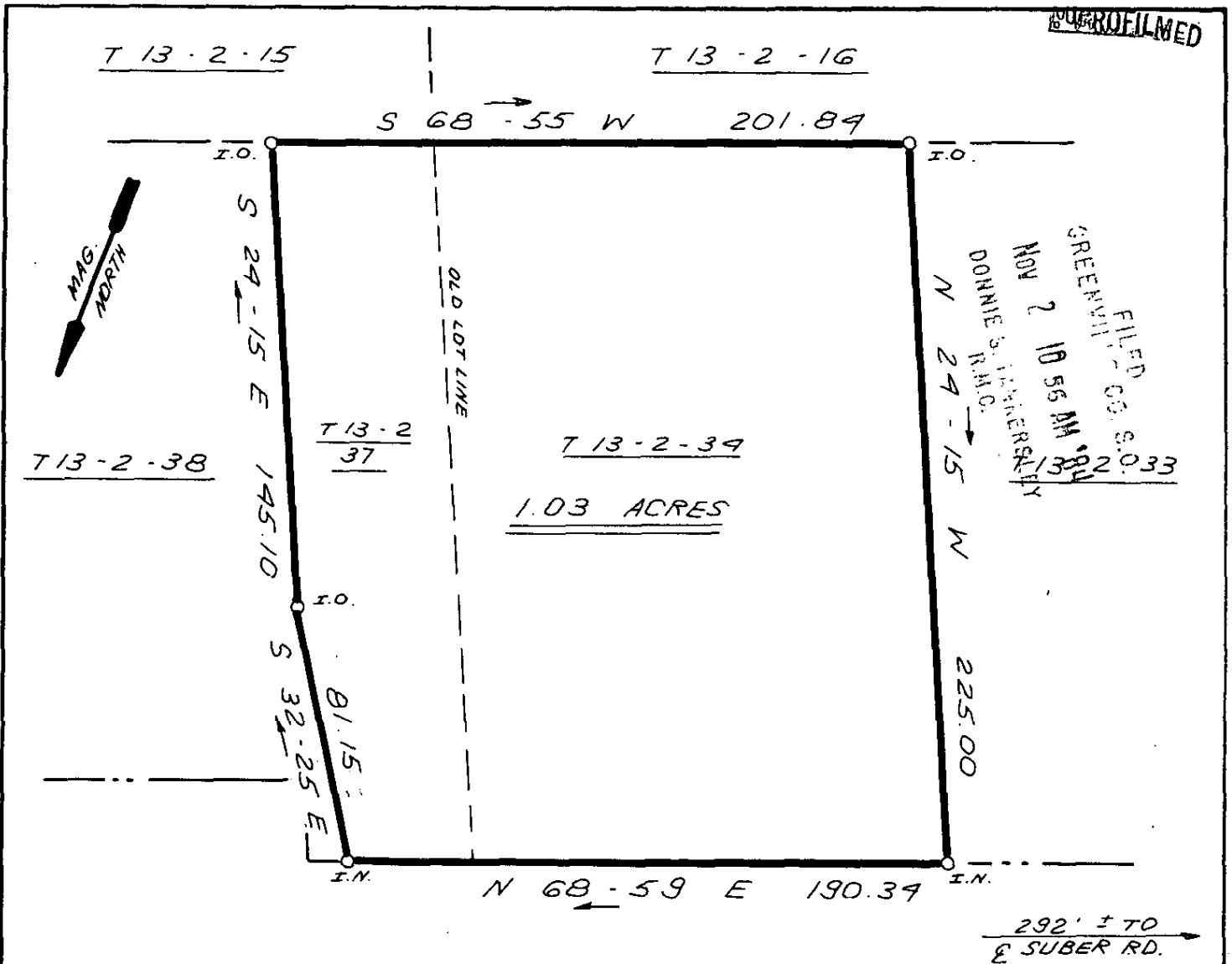
Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This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

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities
- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network

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

STAFF RECOMMENDATION: Approval

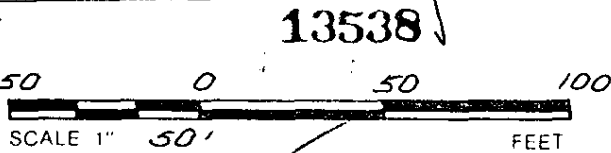
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DONNIE S. HENNESSY
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WADE HAMPTON BOULEVARD
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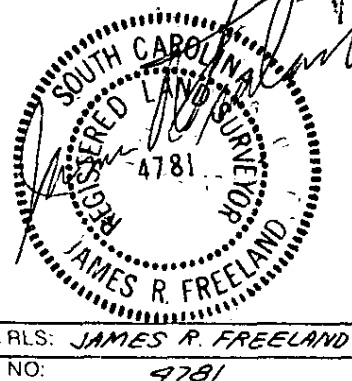
STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

FREELAND & ASSOCIATES
Engineers • Land Surveyors
318 WEST STONE AVENUE.
GREENVILLE, S.C.
(803) 271-4924

SURVEY FOR

MARK R. ESKEW
MARK A. ROBERTS

PLAT BOOK L 31-8
DEED BOOK 228 35
TAX MAP T 13-2-34 37
PARTY CHIEF L.T.
DRAWN K.E.G.
DATE 10-26-84
DWG NO. 11380



RZ 26-07 Rezoning

Applicant:	Red Cedar Construction
Address:	Jackson St.
Parcel ID Numbers:	G015000201302
Existing Zoning:	Suburban Neighborhood (SN)
Request:	Rezone to Traditional Neighborhood (TN)



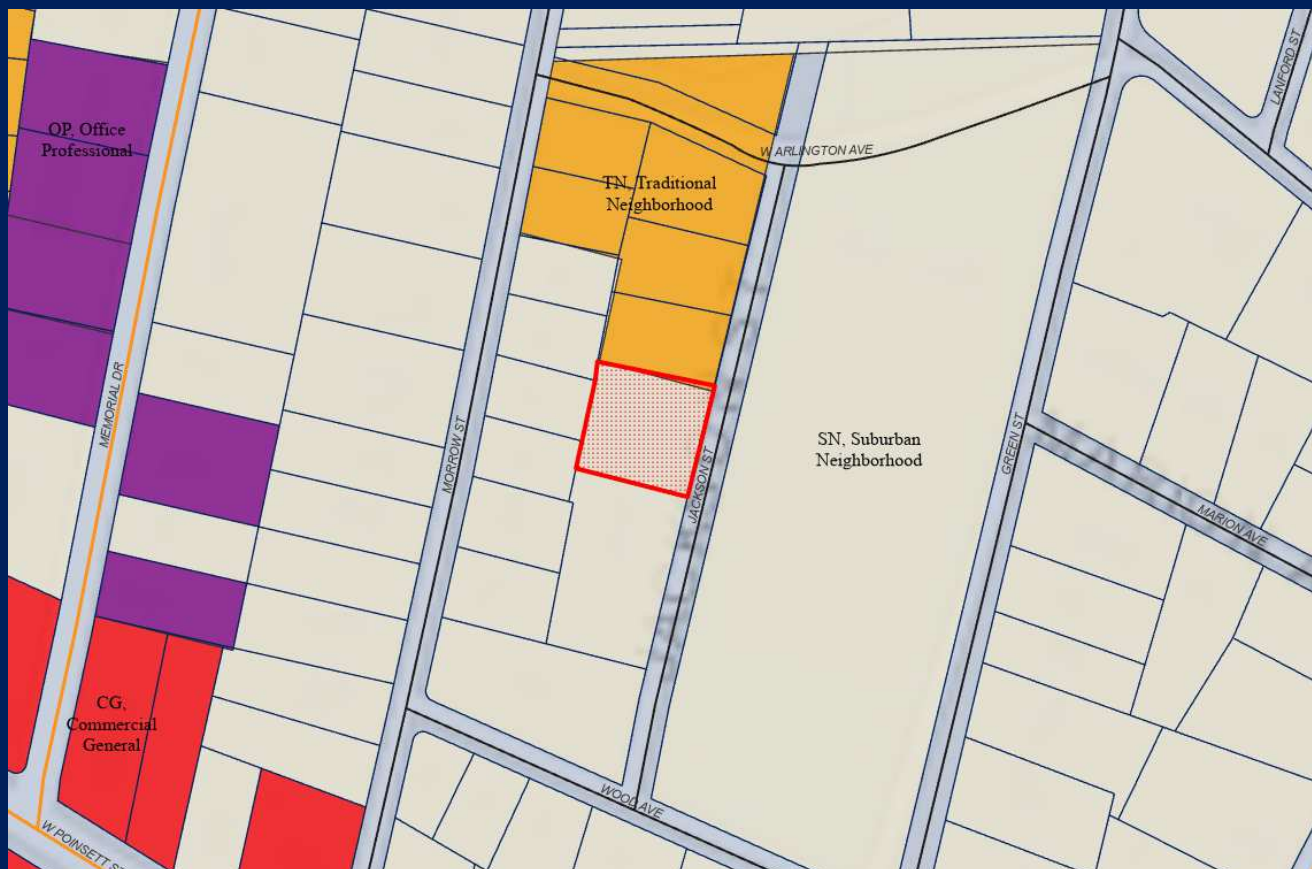
RZ 26-07

Aerial Map



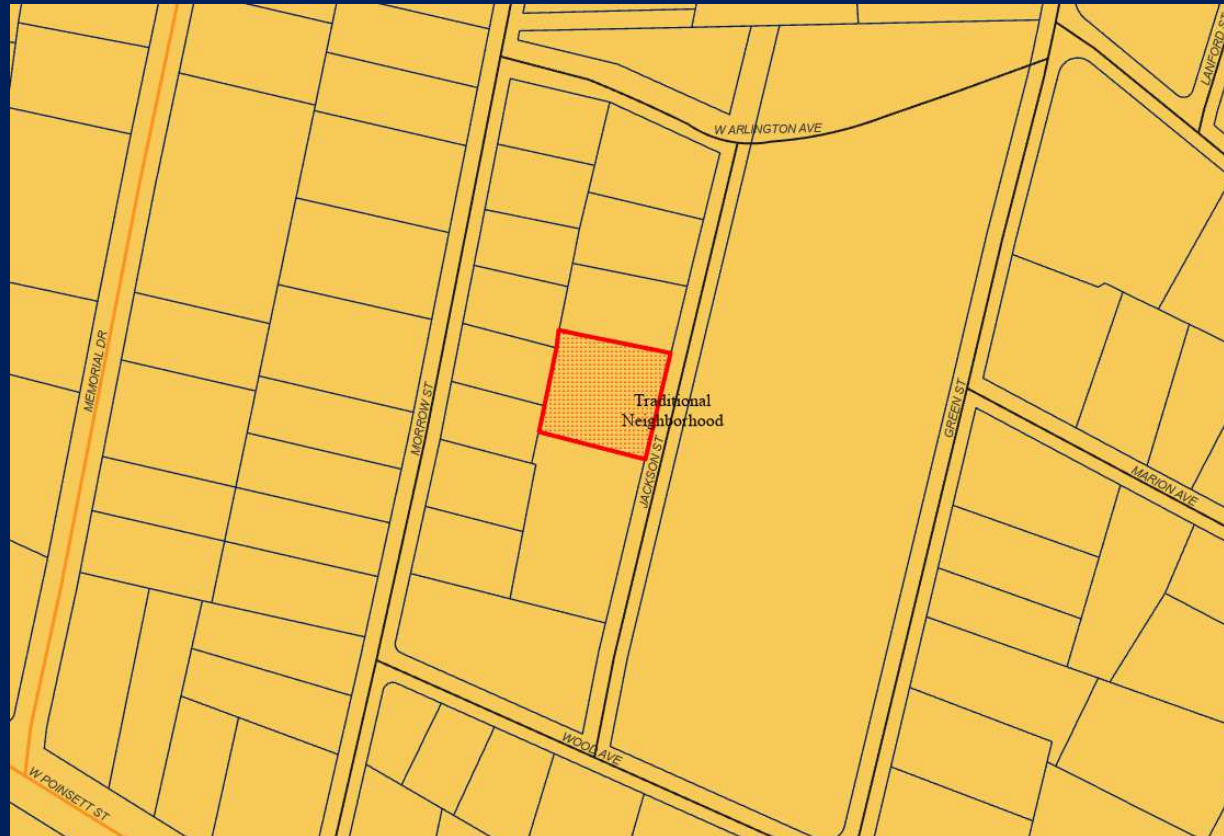
RZ 26-07

Zoning Map



RZ 26-07

Future Land Use Map



RZ 26-07

Existing Conditions



RZ 26-07 – Staff Analysis & Recommendation

- Request:** Rezone to Traditional Neighborhood (TN)
- Zoning/Land Uses:**
- North:** Traditional Neighborhood (TN) – residential
 - East:** Suburban Neighborhood (SN) – recreational (Greer City Stadium, Lonnie McGee Field)
 - South:** Suburban Neighborhood (SN) – residential
 - West:** Suburban Neighborhood (SN) – residential
- Comprehensive Plan:** Traditional Neighborhood
- Staff Recommendation:** Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: RZ 26-07

APPLICANT: Red Cedar Construction

PROPERTY LOCATION: Jackson St.

TAX MAP NUMBER: G015000201302

EXISTING ZONING: Suburban Neighborhood (SN)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: 0.28 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 26-07**

RZ 26-07 is a rezoning request for one parcel located on Jackson Street with a total area of 0.28 acres. The request is to rezone the parcel to Traditional Neighborhood (TN) and the intent is to split the parcel and build single-family homes.

Surrounding land uses and zoning include:

- North: Traditional Neighborhood (TN) – residential
- East: Suburban Neighborhood (SN) – recreational (Greer City Stadium, Lonnie McGee Field)
- South: Suburban Neighborhood (SN) – residential
- West: Suburban Neighborhood (SN) – residential

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

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

This request to rezone this property to Traditional Neighborhood (TN) is in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

Surveyor's Notes:

- 1) "I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."
- 2) 1/2" REBAR AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
- 3) SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 15'

257350

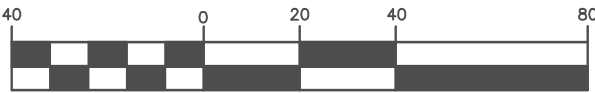


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

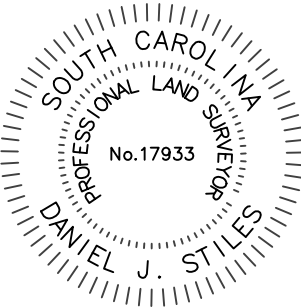
Date of Survey: June 24, 2026

Date of Last Revision:

Tax Map: Portion of G015000201302



1 inch = 40 ft.



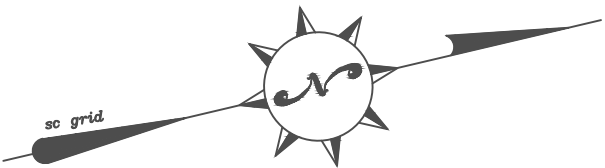
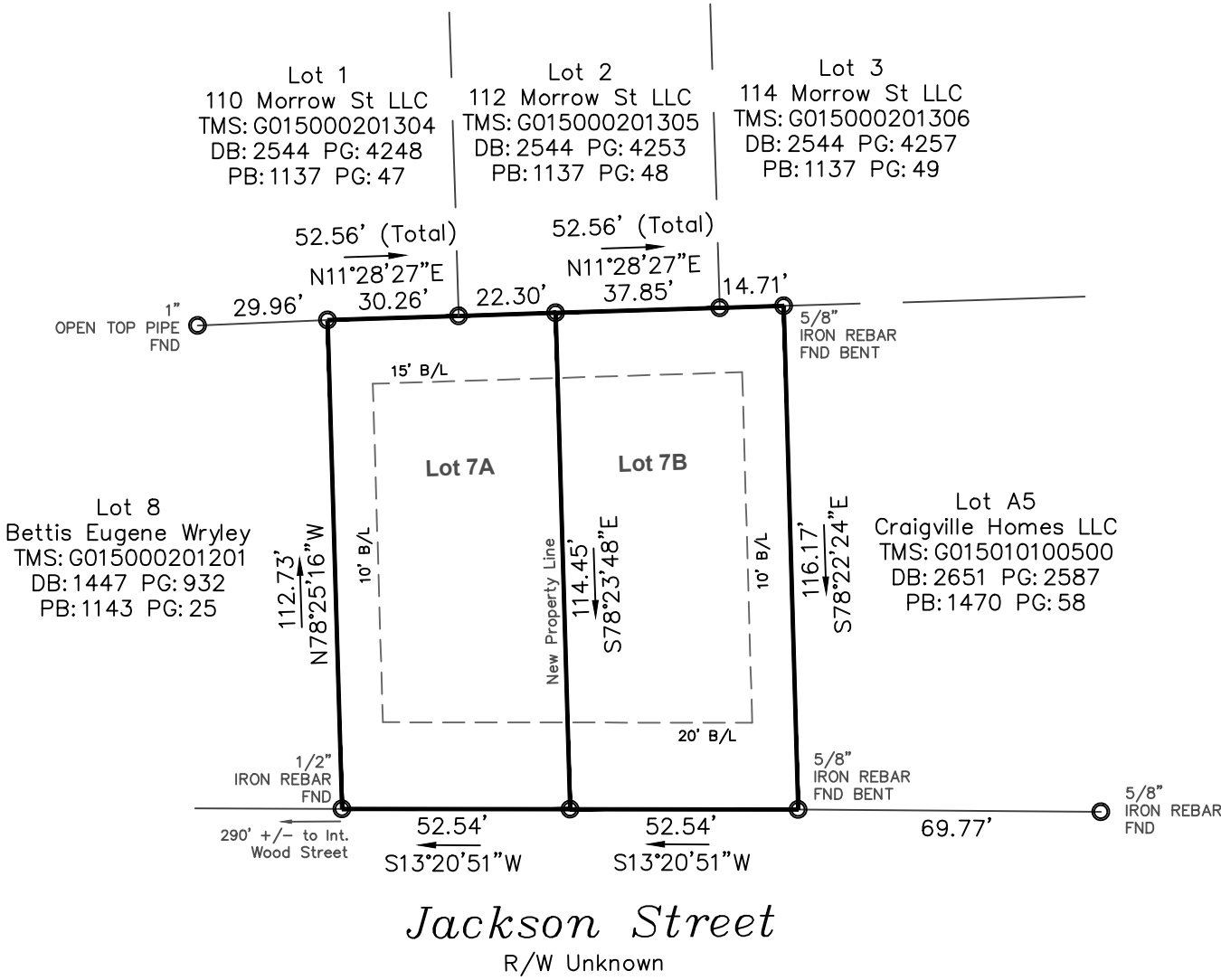
S.C. REG. NO.
17933

State of South Carolina
Greenville County

Survey for
Red Cedar Homes

Lots 7A & 7B
Plat by John Simmons
of the Property of Maude S. Buford

Site Address:
103 Jackson Street
Greer, SC 29650



Lot 7A
Part of TMS: G015000201302
Area=5,968 SQ. FT.
0.14 Acres

Lot 7B
Part of TMS: G015000201302
Area=6,058 SQ. FT.
0.14 Acres

REV 26-03 Statement of Intent Major Revision

Applicant: Davis & Floyd

Address: 56 Green Harvest Way

Parcel ID Numbers: G008002100100

Existing Zoning: Design Review District (DRD)

Request: Revise the Net Zero Farms statement of intent to allow for the development of townhomes in phase II of the development.



REV 26-03

Aerial Map



REV 26-03

Statement of Intent Major Revision

Green Harvest Way Phase 2

(Note: proposed community name may be different in submitted final development plans)
(Previously NetZero Farms Phase 2)
8.2 Acre Residential Development
Design Review District
Inglesby Street – Greer, SC

Statement of Intent
Major Change
June 25, 2026

Community Development

The development planned for this 8.2-acre site located on Inglesby Street will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential townhomes. The roads within the community will be a private shared drive with a 40' right-of-way. Infrastructure improvements will consist of internal private driveways, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by a newly formed Homeowner's Association (HOA). The existing topography & terrain will be utilized to maximize open space.

Phasing & Density

The project will not exceed a total of 16 single-family townhome units, with a possible adjustment to those exact numbers based on final engineering plans to be developed. This project is the second phase of a two-phase project previously titled NetZero Farms. If the development proceeds as expected, build-out will be complete within approximately 1-year from local approval.

Homes & Materials

The townhomes' minimum sq. footage per townhome is anticipated to be +/- 1600 sq. ft. This SF is heated space only. Exterior building material will consist of fiber cement siding and stone or brick accents for all buildings. Preliminary renderings have been attached for convenience.

Parking

Each unit will contain a driveway and a garage providing two (2) parking spaces for each townhome unit.

Amenities & Landscaping

The proposed development will take place on a property where the majority of the parcel is within the 100-year floodplain. All area within the 100-year floodplain will remain undeveloped and serve as open space. In the area that is being developed, the developer will make efforts to preserve existing vegetation along the exterior of the property. A 6-foot screening fence will be constructed along the northern property line adjacent to existing residential properties. A centralized location for clustered mailboxes will be provided.

Sewer & Water

The sewer main that crosses the property from west to east will be rerouted underneath the proposed private road to serve the townhomes and will be owned by Greer CPW. A public water main will be installed from Inglesby Street and owned by Greer CPW.

Setbacks & Buffers

All proposed setbacks are as follows:

- 20' front setback
- Side setback:
 - 0' between attached units
 - 5' on end units (inclusive of corner lots)
- 10' setback from exterior property lines
- 5' rear setback

Other Public Improvements & Facility Impact

This development will contain a shared private road and will be turned over to the Homeowner's Association (HOA) for ownership and maintenance. The common grounds (open space & community areas) will be owned and maintained by the HOA. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local law ordinances.

Stormwater

The proposed development will utilize an onsite stormwater network to convey stormwater around the site and to meet the City of Greer stormwater control requirements.

REV 26-03

Conceptual Site Plan



REV 26-03 – Staff Analysis & Recommendation

Request: Revise the Net Zero Farms statement of intent to allow for the development of townhomes in phase II of the development.

Staff Recommendation: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET:	REV 26-03
APPLICANT:	Davis & Floyd
PROPERTY LOCATION:	56 Green Harvest Way
TAX MAP NUMBER:	G008002100100
EXISTING ZONING:	Design Review District (DRD)
REQUEST:	DRD Major Revision: Update the Net Zero Farms Statement of Intent (SOI) and Conceptual Site Plan to allow for the development of townhomes in Phase II of the development
SIZE:	8.20 acres
COMPREHENSIVE PLAN:	Traditional Neighborhood
ANALYSIS:	REV 26-03

REV 26-03 is a request to approve a statement of intent major revision allowing for the development of townhomes in Net Zero Farms Phase II

This request to allow for the development of townhomes near downtown Greer is consistent with the Traditional Neighborhood designation in the adopted Future Land Use Map. Therefore, staff recommends approval with the note that this approval is only for the general allowance of townhomes on the property. All plans will be subject to further intensive review to ensure compliance with the City of Greer's development standards and floodplain guidelines.

Staff Recommendation: Approval

Green Harvest Way Phase 2

(Note: proposed community name may be different in submitted final development plans)

(Previously NetZero Farms Phase 2)

8.2 Acre Residential Development

Design Review District

Inglesby Street – Greer, SC

Statement of Intent

Major Change

June 25, 2026

Community Development

The development planned for this 8.2-acre site located on Inglesby Street will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential townhomes. The roads within the community will be a private shared drive with a 40' right-of-way. Infrastructure improvements will consist of internal private driveways, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by a newly formed Homeowner's Association (HOA). The existing topography & terrain will be utilized to maximize open space.

Phasing & Density

The project will not exceed a total of 16 single-family townhome units, with a possible adjustment to those exact numbers based on final engineering plans to be developed. This project is the second phase of a two-phase project previously titled NetZero Farms. If the development proceeds as expected, build-out will be complete within approximately 1-year from local approval.

Homes & Materials

The townhomes' minimum sq. footage per townhome is anticipated to be +/- 1600 sq. ft. This SF is heated space only. Exterior building material will consist of fiber cement siding and stone or brick accents for all buildings. Preliminary renderings have been attached for convenience.

Parking

Each unit will contain a driveway and a garage providing two (2) parking spaces for each townhome unit.

Amenities & Landscaping

The proposed development will take place on a property where the majority of the parcel is within the 100-year floodplain. All area within the 100-year floodplain will remain undeveloped and serve as open space. In the area that is being developed, the developer will make efforts to preserve existing vegetation along the exterior of the property. A 6-foot screening fence will be constructed along the northern property line adjacent to existing residential properties. A centralized location for clustered mailboxes will be provided.

Sewer & Water

The sewer main that crosses the property from west to east will be rerouted underneath the proposed private road to serve the townhomes and will be owned by Greer CPW. A public water main will be installed from Inglesby Street and owned by Greer CPW.

Setbacks & Buffers

All proposed setbacks are as follows:

- 20' front setback
- Side setback:
 - 0' between attached units
 - 5' on end units (inclusive of corner lots)
- 10' setback from exterior property lines
- 5' rear setback

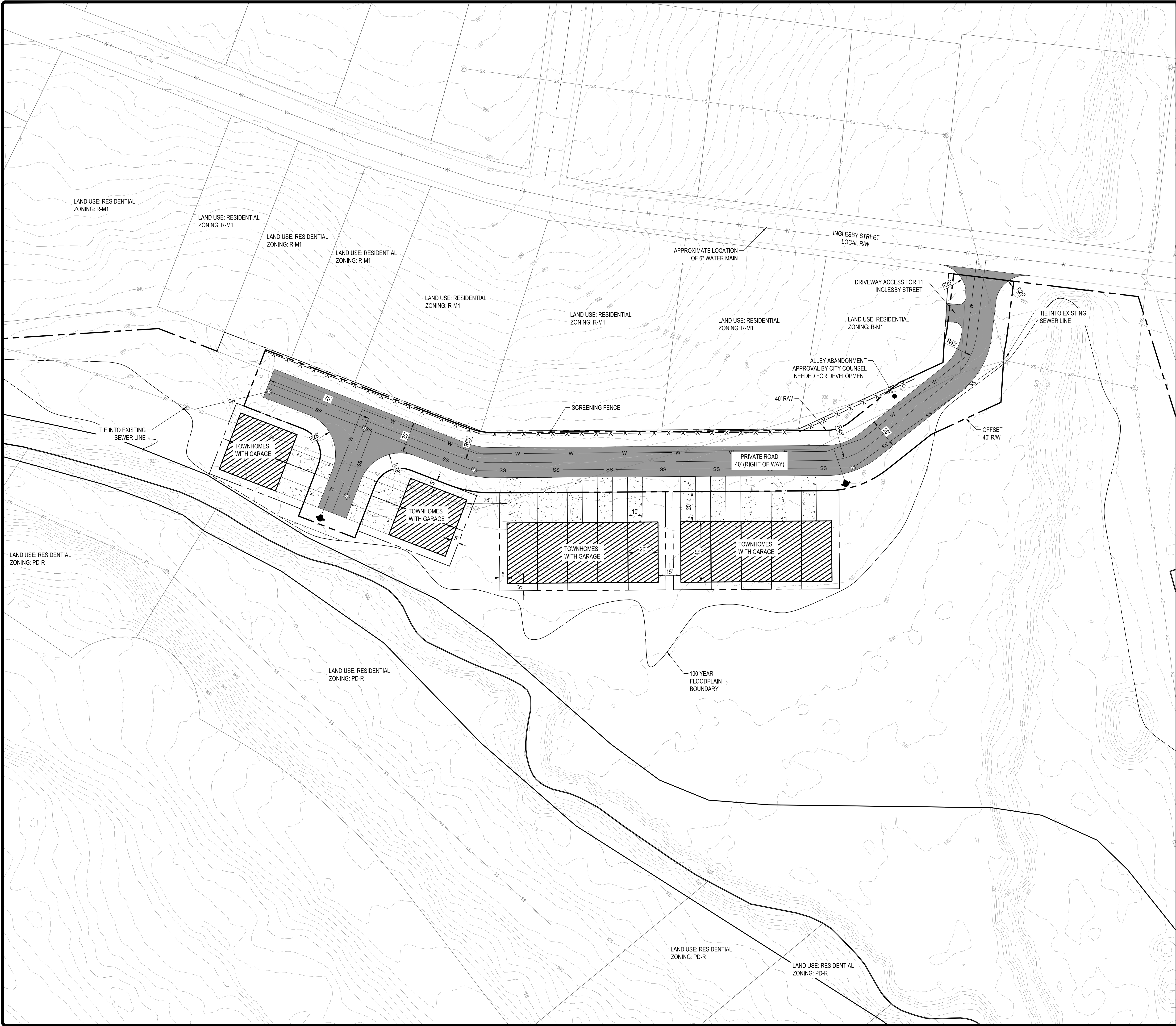
Other Public Improvements & Facility Impact

This development will contain a shared private road and will be turned over to the Homeowner's Association (HOA) for ownership and maintenance. The common grounds (open space & community areas) will be owned and maintained by the HOA. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local law ordinances.

Stormwater

The proposed development will utilize an onsite stormwater network to convey stormwater around the site and to meet the City of Greer stormwater control requirements.

\\gmsa-sdata\jbsen\14624-00\Production\Civil\Drawings\Concepts\14624-00-SITE CONCEPT.dwg, 6/25/2026 4:11:31 PM, george.douglas
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



WATER - PROPOSED

SS

W

WATER - EXISTING

SS

W

SANITARY SEWER - EXISTING

SS

SS

RIGHT-OF-WAY

PROPERTY LINE

FIRE HYDRANT

SANITARY SEWER MANHOLE

CONCRETE

ASPHALT

SITE PLAN NOTES

1. NO FILL SHALL BE PLACED WITHIN THE FLOOD PLAIN.

2. BUILDINGS WILL NEED TO BE CONSTRUCTED ON CRAWL SPACES AND/OR RAISED FOUNDATIONS. THE FINISHED FLOOR ELEVATION OF EACH BUILDING MUST BE NO LESS THAN 3 FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

SITE INFORMATION

TMS #: G008002100100

TOTAL SITE: 8.20 AC

OPEN SPACE REQUIRED: 2.87 AC @ 35%

OPEN SPACE PROVIDED: 7.15 AC

LENGTH OF NEW DRIVE: 632'

CURRENT ZONING: DRD

BUILDING SETBACKS:

FRONT: 20'

SIDE: 5'

BACK: 5'

LOCATION MAP

811

Know what's below.
Call before you dig.

STATE PLANE

0 30' 60'

SCALE: 1" = 30'

PROJECT DATUM INFORMATION:

HORIZONTAL DATUM: SC83IF

VERTICAL DATUM: NAVD88

NOT FOR CONSTRUCTION

DAVIS & FLOYD

PLAN | DESIGN | ENGINEER

DAVISFLOYD.COM

164 MILESTONE WAY, SUITE 200

GREENVILLE, SC 29615

(864) 537-9800

OWNER

UPTOWN BUILDERS

GREER, SOUTH CAROLINA

PROJECT TITLE

GREEN HARVEST WAY PHASE 2

SEALING TITLE

CONCEPT PLAN

JOB NO.

014624-00

DATE

MAY 2026

DESIGNED

GWD

DRAWN

GWD

CHECKED

JDC

APPROVED

JDC

PAGE

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OF

1

C100

Page 85 of 98

MISC 26-01 UDO Amendment

Applicant: City of Greer

Request: Amend the standards pertaining to electronic message board-type signage.

MISC 26-01

Existing UDO Standards

- E. Changeable Copy/Electronic Message Board Signs.** Changeable copy and/or electronic message board signs are permitted in RC and CC zoning districts, and drive-through signs. Changeable copy shall comply with the following standards:
1. Up to fifty (50) percent of the permitted sign area may be used for changeable copy. The sign area dedicated for changeable copy shall not exceed thirty-two (32) square feet.
 2. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.
 3. Period of time between each copy or message shall be a minimum ten (10) seconds.

MISC 26-01

Proposed UDO Standards

Section 2. Amendment of UDO § 5.2.2.D (GENERAL SIGN STANDARDS/DRIVE-THROUGH SIGNS).

UDO § 5.2.2.D is amended by adding paragraph 3:

D. Drive-Through Signs. For each parcel with a lawful, permitted use that utilizes a drive-through lane, a maximum two (2) drive-through menu signs shall be allowed for each drive-through lane and shown on the signage plan.

1. Each allowed drive-through sign may be either a freestanding monument sign or an attached sign and shall not exceed forty-two (42) square feet in sign area.

2. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this section.

3. Drive-through signs may incorporate electronic or digital display technology, including digital menu boards. Electronic or digital drive-through signs permitted under this subsection shall not be subject to the standards governing electronic or digital signs in the RC (Regional Commercial) and CC (Community Commercial) districts set forth elsewhere in this section, provided that such signs are oriented toward the drive-through lane and are not primarily visible from the public right-of-way.

MISC 26-01

Proposed UDO Standards

Section 2. Amendment of UDO § 5.2.2.E (Changeable Copy/Electronic Message Board Signs).

UDO § 5.2.2.E is amended by striking the below and moving zoning specific standards for electronic signs to its respective sign-specific standard section:

~~E. Changeable Copy/Electronic Message Board Signs.~~ ~~Changeable copy and/or electronic message board signs are permitted in RC and CC zoning districts, and drive-through signs. Changeable copy shall comply with the following standards:~~

- ~~1. Up to fifty (50) percent of the permitted sign area may be used for changeable copy. The sign area dedicated for changeable copy shall not exceed thirty-two (32) square feet.~~
- ~~2. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.~~
- ~~3. Period of time between each copy or message shall be a minimum ten (10) seconds.~~

MISC 26-01

Proposed UDO Standards

UDO § 5.2.6 (Sign Type Specific Standards) is amended by adding a new subsection I, immediately following subsection H (Pole/Pylon Sign), to read as follows:

I. Digital Display Standards

In the Regional Center (RC) and CC zoning districts, a Monument Sign that incorporates a changeable copy or electronic message board sign shall comply with the following, in addition to the height, area, and location standards of Section 5.2.6.D:

[No Title]

MISC 26-01

Proposed UDO Standards

Definition	Electronic Message Sign (Digital Sign). A sign, or portion thereof, that displays static images, characters, or graphics through the use of electronically changeable copy, including but not limited to light-emitting diodes (LED), liquid crystal displays (LCD), plasma displays, projected images, or any functionally equivalent technology, and which is capable of being changed or altered by electronic means without physical alteration of the sign face or its components. This definition includes signs commonly referred to as electronic message centers (EMC), digital displays, changeable electronic variable message signs (CEVMS), and electronic reader boards. This definition does not include signs with copy changed manually, such as changeable-letter marquee or reader boards
Size Standards	The area dedicated to changeable copy or electronic message board signage on a Monument Sign in the RC district shall not exceed: (i) thirty-two (32) square feet for developments of less than five (5) acres; or (ii) sixty-four (64) square feet for developments of five (5) acres or greater — consistent with the acreage-based area tiering of Section 5.2.6.D The area dedicated to changeable copy or electronic message board signage on a Monument sign in the CC district shall not exceed thirty-two square feet for any development, regardless of acreage.
Location	Monument Sign with a digital display shall not be erected within any sight triangle established under Section 5.1.E. A Monument Sign with a digital display shall not be located within 50 feet of the edge of pavement of any signalized intersection, measured from the leading edge of the sign structure. The location standards of this subsection are in addition to, and do not supersede, the general sign location standards of Section 5.2.2.A.
Specific Standards	5.2.6.I.1. Illumination and Operation. a. The sign shall be equipped with a functioning automatic dimming device (photocell or equivalent light sensor) that continuously adjusts brightness to ambient light conditions.

MISC 26-01

Proposed UDO Standards

- b. Maximum luminance shall not exceed 5,000 nits between local sunrise and sunset and shall not exceed 500 nits at all other times, transitioning gradually rather than as a single abrupt step. This standard is in addition to, and does not relieve compliance with, the 0.2-footcandle property-line illumination limit of Section 5.2.2.B.8.
- c. The sign shall include a default mechanism that automatically displays a static image or a blank (black) screen in the event of a malfunction, loss of signal, or software error.
- d. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.
- e. Period of time between each copy or message shall be a minimum ten (10) seconds.

5.2.6.I.2. Design and Materials.

- a. The digital display shall be set within a continuous base Monument Sign and framed on all four sides by an architectural surround (cap, cornice, or pilasters); the digital cabinet, exclusive of its surround, shall not occupy more than seventy percent (70%) of the sign face within that surround.
- b. Notwithstanding the general sign material standards of Section 5.2.2.B.1, the base, surround, and supporting structure of a Monument Sign with a digital display shall be brick, natural or manufactured stone veneer, textured architectural concrete masonry unit, or architectural metal panel, and shall incorporate at least one material and one color found on the principal building on the site. Plastic, vinyl, unfinished concrete masonry unit, EIFS/stucco as the predominant finish, plywood, and an unframed plastic cabinet face are prohibited as the base or surround material. This subsection governs only the base, surround, and supporting structure of the sign; sign face and cabinet materials remain subject to Section 5.2.2.B.1 and subsection 2.c below
- c. The digital cabinet housing shall be a single, non-reflective, dark or muted color (such as bronze, black, or charcoal); bright primary colors and unfinished or mill-finish aluminum are prohibited for the cabinet housing.
- d. In the Regional Center (RC) zoning district, a changeable copy or electronic message board sign authorized under this subsection shall be permitted only as an integrated component of a Monument Sign conforming to Section 5.2.6.D, and shall not be incorporated into a Wall, Projecting,

Pylon, Subdivision, or any other sign type otherwise permitted in the RC district under Table 5.2.5.

5.2.6.I.3. Landscaping.

- a. A continuously planted bed shall surround the base of a Monument Sign with a digital display on all sides visible from a public street or parking area, sized at not less than two (2) times the area of the digital display (combined faces), and in no case less than 50 square feet.
- b. Required plant material shall be selected from the City's approved landscape plant list under Section 5.3.1 and shall be at least evergreen shrub border at least [No Title] minimum, a continuous border in height at installation and seasonal color occupying not less than 15 percent of the bed area. Plant material shall be maintained so that, at maturity, it does not obscure the sign face or any required sight line.
- c. Required landscaping shall be maintained in healthy condition at all times; dead material shall be replaced within 30 days of written notice from the City. Failure to maintain required landscaping is enforceable under Section 1.5: Code Enforcement and may result in suspension of the digital display permit until the landscaping is restored to compliance.

MISC 26-01 – Staff Analysis & Recommendation

Request: Amend the electronic message board sign standards outlined in the Unified Development Ordinances.

Staff Recommendation: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: MISC 26-01

APPLICANT: City of Greer

REQUEST: Amend the Unified Development Ordinance's standards for electronic message board signage.

ANALYSIS: **MISC 26-01**

MISC 26-01 is a request to amend the Unified Development Ordinance's standards for electronic message center (EMC) signage. The amendment includes more comprehensive regulations and defines standards based on zoning district.

Staff Recommendation: Approval

Section 1. Amendment of UDO § 5.2.5 (Permitted Sign Types By Zoning District).

UDO § 5.2.5 is amended as below:

OTHER SIGNS

Sign Type	RR	SN	TN	MD	HD	OP	CG	BT	ML	GS	NC	RC	CC
Sidewalk	P	P	P	P	P	P	P	P	P	P	P	P	P
Window	X	X	X	P	P	P	P	P	P	P	P	P	P
Digital/Electronic	X	X	X	X	X	X	X	X	X	X	X	P	P

Section 2. Amendment of UDO § 5.2.2.D (GENERAL SIGN STANDARDS/DRIVE-THROUGH SIGNS).

UDO § 5.2.2.D is amended by adding paragraph 3:

D. Drive-Through Signs. For each parcel with a lawful, permitted use that utilizes a drive-through lane, a maximum two (2) drive-through menu signs shall be allowed for each drive-through lane and shown on the signage plan.

1. Each allowed drive-through sign may be either a freestanding monument sign or an attached sign and shall not exceed forty-two (42) square feet in sign area.
2. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this section.
3. Drive-through signs may incorporate electronic or digital display technology, including digital menu boards. Electronic or digital drive-through signs permitted under this subsection shall not be subject to the standards governing electronic or digital signs in the RC (Regional Commercial) and CC (Community Commercial) districts set forth elsewhere in this section, provided that such signs are oriented toward the drive-through lane and are not primarily visible from the public right-of-way.

Section 2. Amendment of UDO § 5.2.2.E (Changeable Copy/Electronic Message Board Signs).

UDO § 5.2.2.E is amended by striking the below and moving zoning specific standards for electronic signs to its respective sign-specific standard section:

~~E. Changeable Copy/Electronic Message Board Signs.~~ ~~Changeable copy and/or electronic message board signs are permitted in RC and CC zoning districts, and drive-through signs. Changeable copy shall comply with the following standards:~~

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- ~~2. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.~~
- ~~3. Period of time between each copy or message shall be a minimum ten (10) seconds.~~

Section 3. Amendment of UDO § 5.2.6 by Adding a New Subsection I.

UDO § 5.2.6 (Sign Type Specific Standards) is amended by adding a new subsection I, immediately following subsection H (Pole/Pylon Sign), to read as follows:

I. Digital Display Standards

In the Regional Center (RC) and CC zoning districts, a Monument Sign that incorporates a changeable copy or electronic message board sign shall comply with the following, in addition to the height, area, and location standards of Section 5.2.6.D:

Definition	Electronic Message Sign (Digital Sign). A sign, or portion thereof, that displays static images, characters, or graphics through the use of electronically changeable copy, including but not limited to light-emitting diodes (LED), liquid crystal displays (LCD), plasma displays, projected images, or any functionally equivalent technology, and which is capable of being changed or altered by electronic means without physical alteration of the sign face or its components. This definition includes signs commonly referred to as electronic message centers (EMC), digital displays, changeable electronic variable message signs (CEVMS), and electronic reader boards. This definition does not include signs with copy changed manually, such as changeable-letter marquee or reader boards
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Location	Monument Sign with a digital display shall not be erected within any sight triangle established under Section 5.1.E. A Monument Sign with a digital display shall not be located within 50 feet of the edge of pavement of any signalized intersection, measured from the leading edge of the sign structure. The location standards of this subsection are in addition to, and do not supersede, the general sign location standards of Section 5.2.2.A.
Specific Standards	5.2.6.I.1. Illumination and Operation. a. The sign shall be equipped with a functioning automatic dimming device (photocell or equivalent light sensor) that continuously adjusts brightness to ambient light conditions.

	b. Maximum luminance shall not exceed 5,000 nits between local sunrise and sunset and shall not exceed 500 nits at all other times, transitioning gradually rather than as a single abrupt step. This standard is in addition to, and does not relieve compliance with, the 0.2-footcandle property-line illumination limit of Section 5.2.2.B.8. c. The sign shall include a default mechanism that automatically displays a static image or a blank (black) screen in the event of a malfunction, loss of signal, or software error. d. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another. e. Period of time between each copy or message shall be a minimum ten (10) seconds. 5.2.6.I.2. Design and Materials. a. The digital display shall be set within a continuous-base Monument Sign and framed on all four sides by an architectural surround (cap, cornice, or pilasters); the digital cabinet, exclusive of its surround, shall not occupy more than seventy percent (70%) of the sign face within that surround. b. Notwithstanding the general sign material standards of Section 5.2.2.B.1, the base, surround, and supporting structure of a Monument Sign with a digital display shall be brick, natural or manufactured stone veneer, textured architectural concrete masonry unit, or architectural metal panel, and shall incorporate at least one material and one color found on the principal building on the site. Plastic, vinyl, unfinished concrete masonry unit, EIFS/stucco as the predominant finish, plywood, and an unframed plastic cabinet face are prohibited as the base or surround material. This subsection governs only the base, surround, and supporting structure of the sign; sign face and cabinet materials remain subject to Section 5.2.2.B.1 and subsection 2.c below c. The digital cabinet housing shall be a single, non-reflective, dark or muted color (such as bronze, black, or charcoal); bright primary colors and unfinished or mill-finish aluminum are prohibited for the cabinet housing. d. In the Regional Center (RC) zoning district, a changeable copy or electronic message board sign authorized under this subsection shall be permitted only as an integrated component of a Monument Sign conforming to Section 5.2.6.D, and shall not be incorporated into a Wall, Projecting,
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	Pylon, Subdivision, or any other sign type otherwise permitted in the RC district under Table 5.2.5. 5.2.6.I.3. Landscaping. a. A continuously planted bed shall surround the base of a Monument Sign with a digital display on all sides visible from a public street or parking area, sized at not less than two (2) times the area of the digital display (combined faces), and in no case less than 50 square feet. b. Required plant material shall be selected from the City's approved landscape plant list under Section 5.3.1 and shall include, at minimum, a continuous evergreen shrub border at least 18 inches in height at installation and seasonal color occupying not less than 15 percent of the bed area. Plant material shall be maintained so that, at maturity, it does not obscure the sign face or any required sight line. c. Required landscaping shall be maintained in healthy condition at all times; dead material shall be replaced within 30 days of written notice from the City. Failure to maintain required landscaping is enforceable under Section 1.5: Code Enforcement and may result in suspension of the digital display permit until the landscaping is restored to compliance.
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