



AGENDA
Greer Planning Commission

August 18, 2025

Meeting Location: Greer City Hall. 301 East Poinsett Street, Greer, SC 29651

6:30 PM
Regular Meeting

Call to Order

Minutes

1. July 2025 Minutes

Public Hearing

1. Public Hearing Presentation

New Business

1. **Case Number: AN25-00005**
A request to annex and apply an initial zoning from unincorporated Spartanburg County to Traditional Neighborhood (TN).
2. RZ 25-09

Other Business

1. Planning Staff Report

Adjournment

Notice under Language Access

Persons requiring language assistance to effectively participate in this event may contact the Planning and Development Department at 864.XXX.XXXX, or by email at development@cityofgreersc.gov, to request interpretation and/or translation services as soon as possible, but no later than three business days before the event or deadline date. Additional information on language access and meaningful access to government services may be found under Title VI of the Civil Rights Act.

Aviso sobre Acceso al Idioma

Las personas que necesiten asistencia con el idioma para participar eficazmente en este evento pueden comunicarse con el Departamento de Planificación y Desarrollo al 864.XXX.XXXX o por correo electrónico a development@cityofgreersc.gov para solicitar servicios de interpretación o traducción lo antes posible, a más tardar tres días

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

Notice Under the Americans with Disabilities Act

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

Aviso según la Ley de Estadounidenses con Discapacidades

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



**City of Greer
Planning Commission Minutes
July 21, 2025**

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

Members Absent: Paul Lamb

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

I. Call to Order

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

II. Minutes of Planning Commission Meeting

ACTION – Mr. Booker made a motion to approve the minutes from the June 2025 Planning Commission meeting. Mr. Thoma seconded the motion. The motion passed with a vote of 6 to 0.

III. Public Hearing

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

a. RZ 25-06 Greer Medical Park

Mr. Jones opened the public hearing for RZ 25-06.

Mr. Boyles gave the basic information of the request.

Jack Reel, Thomas & Hutton, was present as project representative. He said that they are seeking consistent zoning for over 48 acres of medial uses.

Mr. Jones asked if there was anyone in the audience who would like to participate in the public hearing for the rezoning request. Hearing none, he closed the public hearing for RZ 25-06.

b. RZ 25-08 E Frontage Road

Mr. Jones opened the public hearing for RZ 25-08.

Mr. Boyles gave the basic information of the request.

Parker Sutton, Arbor Land Design, was present as project representative. He said that they are seeking to rezone for a laydown yard.

Mr. Jones asked if there was anyone in the audience who would like to participate in the public hearing for the rezoning request. Hearing none, he closed the public hearing for RZ 25-08.

IV. New Business

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

a. RZ 25-06 Greer Medical Park

Mr. Jones opened the new business meeting for RZ 25-06.

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

Mr. Thoma asked what the nearest equivalent to Regional Center was in the zoning ordinance. Ms. Kaade said that Commercial Corridor would have been the closest in building heights and usage.

Mr. Jones asks the current zoning of the hospital across the street. Mr. Boyles answered Office Professional.

ACTION – Mr. Lavender moved to table RZ 25-06. Ms. Medford seconded the motion. The motion passed with a vote of 6 to 0.

b. RZ 25-08 E. Frontage Road

Mr. Jones opened the new business meeting for RZ 25-08.

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

Mr. Thoma asked if the applicant is applying to rezone for the use to be allowed by right rather than pursue a special exception in the existing zoning district. Ms. Kaade answered yes.

ACTION – Mr. Lavender moved to table RZ 25-08. Mr. Thoma seconded the motion. The motion passed with a vote of 6 to 0.

c. PP 25-08 Riley Ridge

Mr. Jones opened the new business meeting for PP 25-08.

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

ACTION – Mr. Booker moved to approve PP 25-08. Ms. Medford seconded the motion. The motion passed with a vote of 6 to 0.

d. PP 25-09 Grantham Place

Mr. Jones opened the new business meeting for PP 25-09.

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

Mr. Jones asked what traffic improvements were required of the project. Ms. Stahl answered that the TIA recommended a southbound right turn lane at Brockman McClimon but SCDOT declined an additional turn lane at a four-way stop. The developer will be paying a fee-in-lieu for the cost of a turn lane. Ms. Kaade said that the developer is also reserving right-of-way for a potential future roundabout at the Brockman McClimon/Abner Creek intersection.

Ms. Medford asked how many entrances there were for the subdivision. Mr. Boyles answered that there are two on Abner Creek. Ms. Medford also asked how many parking spaces would be provided. Mr. Charles Greer, Seamon-Whiteside, said there would be two spaces at every unit and an additional 20 guest spaces.

Mr. Booker asked for some clarity on the TIA requirements. Staff confirmed that Brockman McClimon was where the TIA recommended improvements.

ACTION – Mr. Thoma moved to approve PP 25-09. Mr. Lavender seconded the motion. The motion passed with a vote of 5 to 1.

VI: Other Business/Planning and Zoning Report

Mr. Boyles presented the PAC cases from March to June.

VII: Adjourn

Mr. Lavender made a motion to adjourn the meeting. The meeting adjourned at 6:52pm.

Planning Commission

Public Hearing Presentation
August 18, 2025



Annexation

Docket Number: AN 25-05

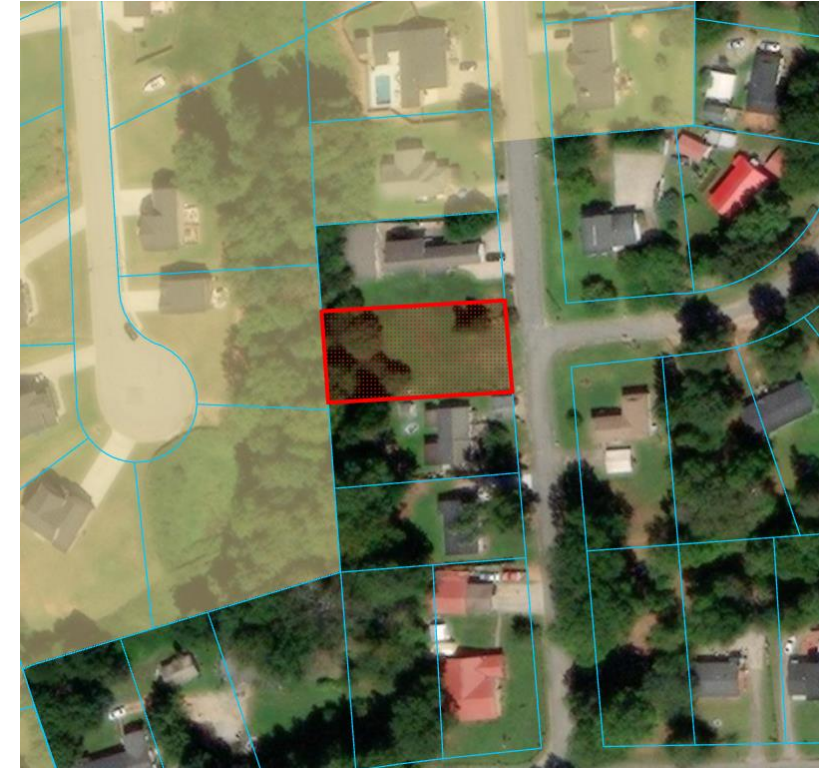
Applicant: Jay Munoz

Address: 30 Bridgewater Drive

Parcel ID Numbers: 5-13-16-061.01

Existing Zoning: Unzoned Spartanburg County

Request: Annex and zone to Traditional Neighborhood (TN)



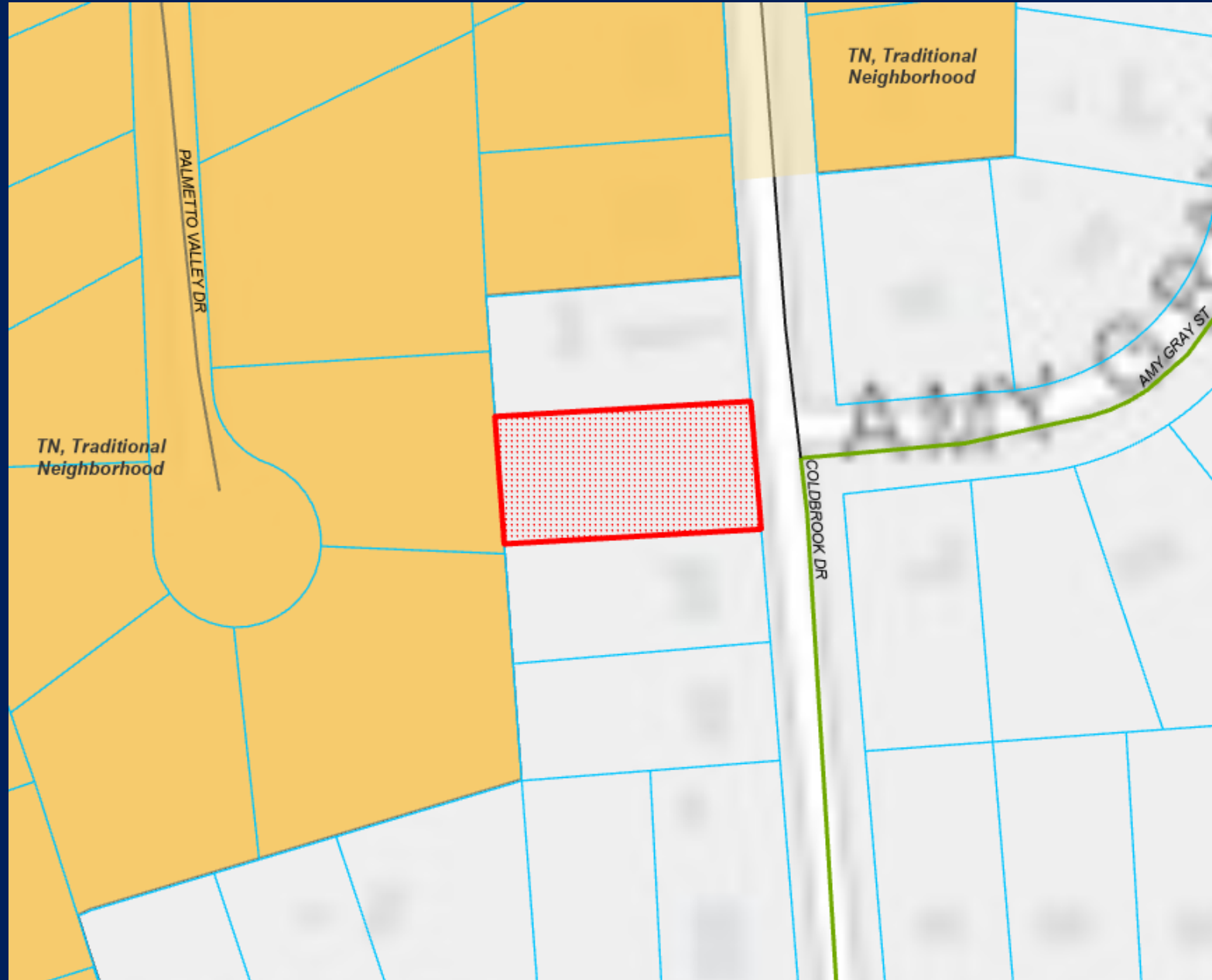
AN 25-05

Aerial Map



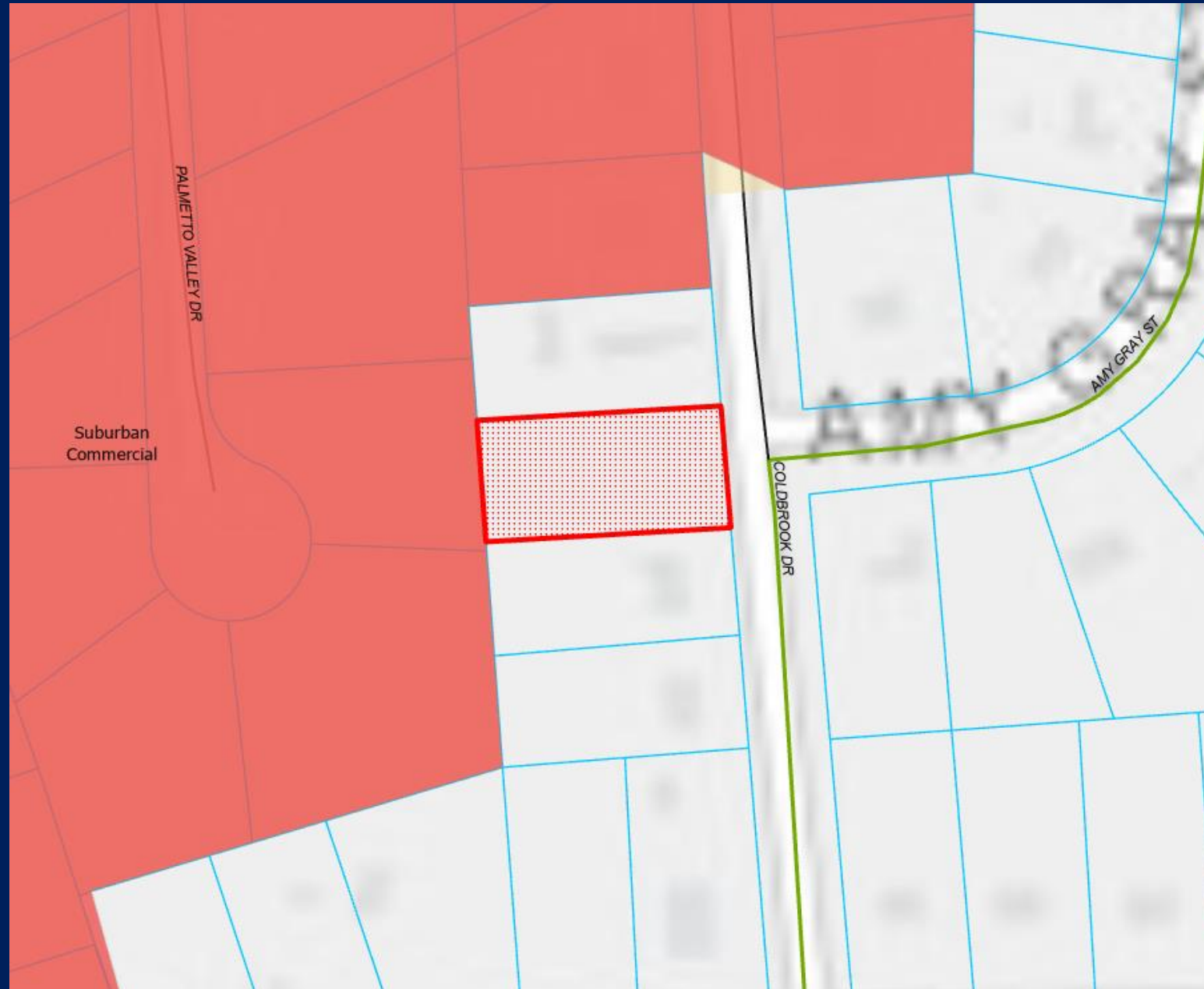
AN 25-05

Zoning Map



AN 25-05

Future Land Use Map



AN 25-05

Existing Conditions



Rezoning

Docket Number: RZ 25-09

Applicant: Blake Vautous

Address: 105 Crestview Circle

Parcel ID Numbers: T018020103401

Existing Zoning: Rural Residential (RR)

Request: Rezone to Suburban Neighborhood (SN)



RZ 25-09

Aerial Map



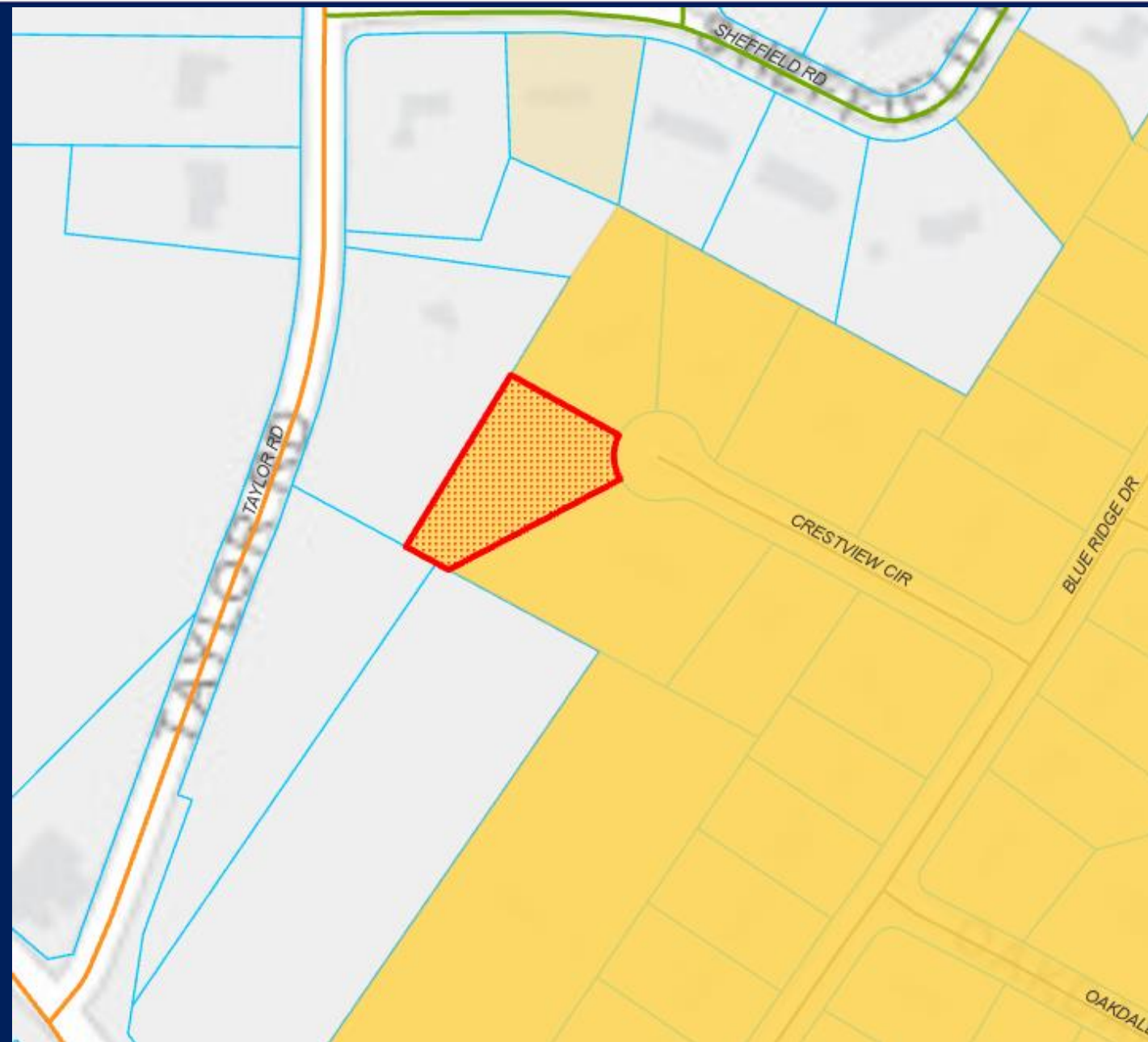
RZ 25-09

Zoning Map



RZ 25-09

Future Land Use Map



RZ 25-09

Existing Conditions



Planning Commission

Public Hearing Presentation
August 18, 2025



ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, August 18, 2025

DOCKET: AN 25-05

APPLICANT: Jay Munoz

PROPERTY LOCATION: 867 Coldbrook Drive

TAX MAP NUMBER: 5-13-16-061.01

EXISTING ZONING: Unzoned Spartanburg County

REQUEST: Annex and zone to Traditional Neighborhood (TN)

SIZE: 0.262 Acres

COMPREHENSIVE PLAN: Suburban Commercial

ANALYSIS: **AN 25-05**

AN 25-05 is an annexation and zoning request for one parcel located at 867 Coldbrook Drive with a total acreage of 0.262 acres. The request is to annex the parcel and zone it as Traditional Neighborhood to subdivide the parcel and build two new single family detached homes.

Surrounding land uses and zoning include:

North:	Unzoned Spartanburg County – residential
East:	Unzoned Spartanburg County – residential
South:	Unzoned Spartanburg County – residential
West:	Traditional Neighborhood (TN) – residential (Palmetto Valley)

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

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

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

STAFF RECOMMENDATION: Approval



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 867 COLD BROOK DRIVE GREER SC 29645 more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-13-16-061.01 attached hereto

marked as Exhibit C containing approximately .26 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 25 day of July, 2025 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to TN.

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

Yes No

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

Business Name: TRUENORTH PROPERTIES LLC
Print Name: JAY MUMFORD
Signature: [Signature]
Address: 30 BRIDGEWATER DR
Witness:
Date: 07/25/2025
Parcel Address: 867 COLD BROOK DR. GREER SC 29645
Tax Map Number: 5-13-16-061.01

Business Name:
Print Name:
Signature:
Address:
Witness:
Date:
Parcel Address:
Tax Map Number:



Recording Requested By and
When Recorded Mail to:

GRANTEE'S ADDRESS

35 Bridgewater Dr
Greenville SC 29615

Recorded 3 Pages on 07/17/2025 11:26:28 AM
Recording Fee: \$15.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Ashley B. Williams, Register Of Deeds

Recording Time, Book & Page

SOUTH CAROLINA QUITCLAIM DEED

COUNTY: SPARTANBURG

TAX MAP NUMBER: 5-13-16-061.01

DATE: JULY 16, 2025

NO TITLE SEARCH DONE BY ATTORNEY

Grantor

MH REALTY GROUP LLC

Grantee

TrueNorthProperties llc

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

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of **FIVE and 0/100 Dollars (\$5.00)** LOVE AND AFFECTION, the receipt and sufficiency of which is hereby acknowledged, to Grantor paid by Grantee, does hereby remise, release and forever quitclaim unto Grantee, the real estate (the "Premises") described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, LOCATED AND BEING SITUATE IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA. NEAR THE CITY OF GREER, BEING SHOWN AND DESIGNATED AS LOT NUMBER 33, ON A PLAT, PREPARED BY KEVIN TODD BUCHANAN, SURVEYOR, FOR TRUENORTHPROPERTIES LLC DATED JUNE 14, 2025 AND RECORDED JUNE 30, 2025 IN PLAT BOOK 187 AT PAGE 538, IN THE RMC OFFICE FOR SPARTANBURG COUNTY. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION THEREOF.

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO MH REALTY GROUP LLC BY DEED OF GARY MICHAEL DAVIS, DATED JUNE 26, 2025 AND RECORDED ON JUNE 30, 2025 IN DEED BOOK 152-Q AT PAGE 531 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA.

TM# 5-13-16-061.01

This conveyance is made **SUBJECT TO**: subject to the easements, restrictions, reservations and conditions of record

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, **SUBJECT TO** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed under seal this 16 day of **JULY, 2025**.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

GRANTOR: MH REALTY GROUP LLC


Witness #1-RACHEL BAYNE


BY: MARISOLE HERNANDEZ, SOLE MEMBER


Witness #2-HEATHER H. WELCH

The subscribing witnesses are not a party to or beneficiary of the transaction.

**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE**

Acknowledgment for Individual Grantor

I, a Notary Public for SOUTH CAROLINA, do hereby certify that the Above Signed, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 16 day of JULY, 2025.


HEATHER H. WELCH, NOTARY FOR SOUTH CAROLINA

My Commission Expires:

11/22/2029

STATE OF SOUTH CAROLINA)
COUNTY OF Spartanburg

Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 865 Goldbrook Dr Greer SC 29657, bearing 2019 County Tax Map Number 5-13-16-061.01, was transferred by MH Realty Group LLC to Twenoth Properties LLC on 7/16/25.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder/partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (see information section of affidavit):
12 (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Heather H Welch, Attorney
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

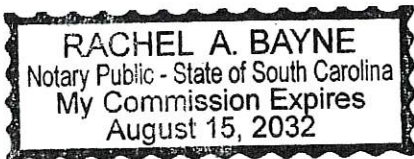


Responsible Person Connected with the Transaction

Heather H Welch

Print or Type Name Here

SWORN to before me this 16
day of July 2025
Rachel Bayne
Notary Public for _____
My Commission Expires: _____





SPARTANBURG COUNTY

Spartanburg County
GIS Department
366 N Church St, Ste 120
Spartanburg, S.C. 29302

DATE: 7/17/2025

Address Verification

To the owner, occupant, or agent of this property:

The following address is assigned by Spartanburg County and is valid for mail and emergency services (E911)

Tax Map Reference (Parcel) Number: 5-13-16-061.01

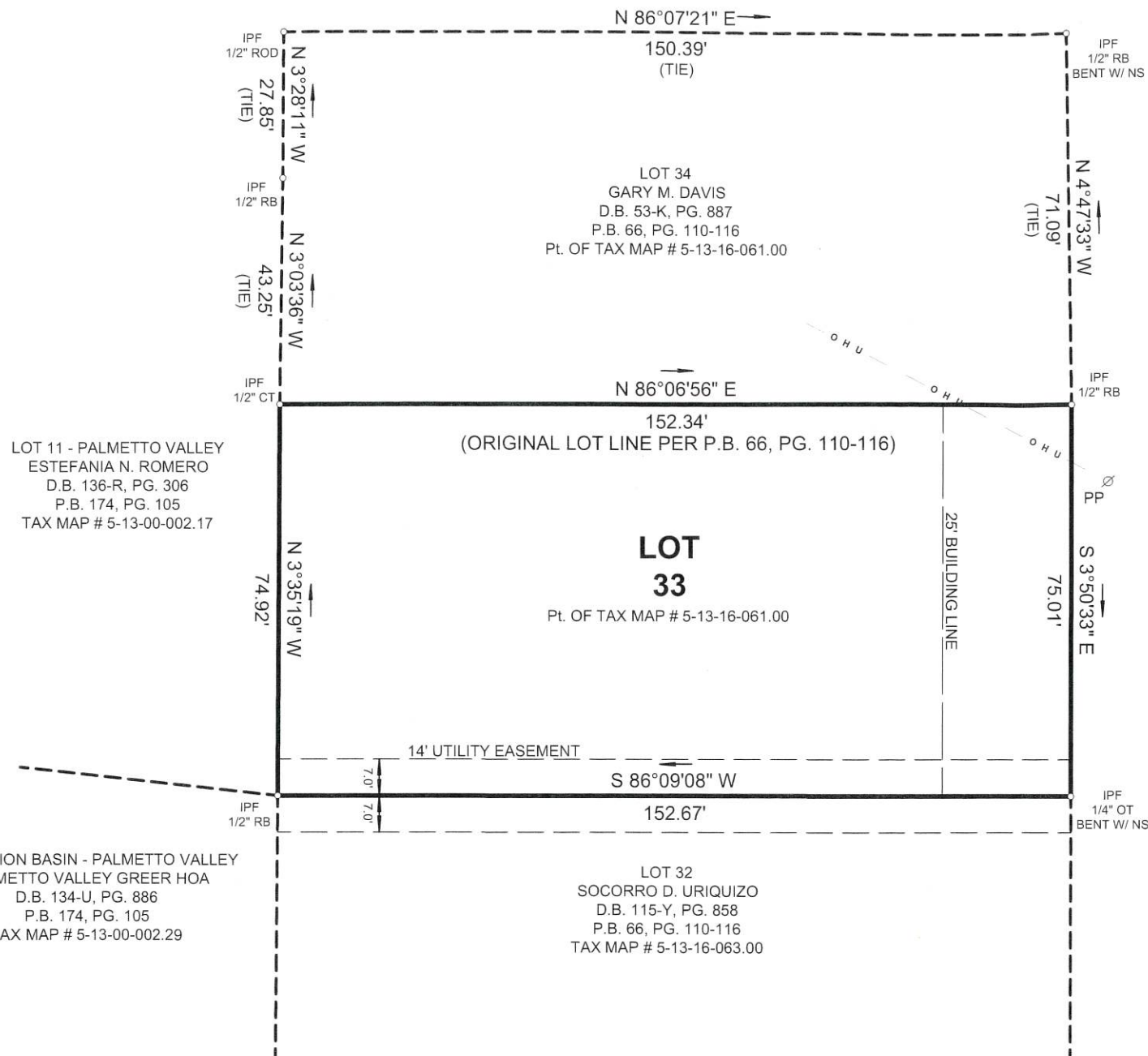
Location Address: 867 COLDBROOK DR, GREER SC

As a reminder, please complete the following steps to ensure timely delivery of mail and E911 response:

- Place the address number above, on, or at the side of the door facing the street from which the structure is addressed.
 - If your structure is more than fifty feet from the street, a number must also be placed near a walk, driveway, or other entrance to the property.
 - Numbers must be no less than three inches (3") high for residential structures and four inches (4") high for commercial structures.
- Visit the Spartanburg County Assessor's Office to complete a Change of Mailing Address form if you wish receive tax documents at this address.
- Verify that your local Post Office has received notice of this address and confirm your zip code with them.

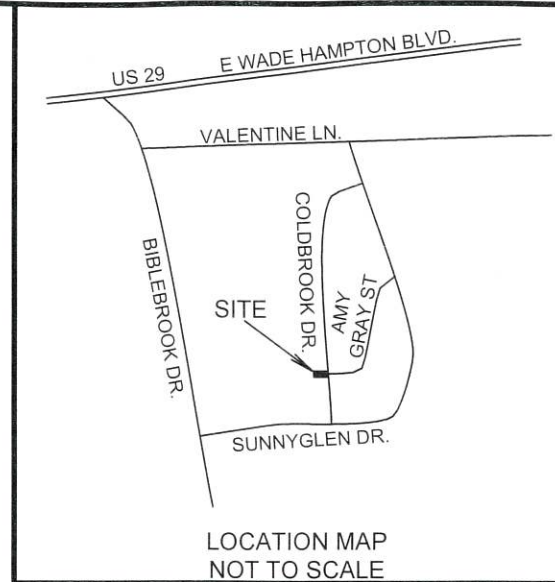
For further information, please contact Genelle Jones, GIS/Addressing Analyst, at (864)596-3479, or gjones@spartanburgcounty.org.

PLT-2025-28847
 PLT BK 187 PG 538-538
 Recorded 1 Pages on 06/30/2025 11:53:31 AM
 Recording Fee: \$25.00
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 Ashley B. Williams, Register Of Deeds



LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- CT = CLIP TOP PIN
- OT = OPEN TOP PIN
- MNS = MAG NAIL SET
- MNF = MAG NAIL FOUND
- RRSF = RAILROAD SPIKE FOUND
- SR = SOLID ROD
- CP = COMPUTED POINT NOT SET
- (R) = READING UNDER PAVEMENT
- RB = RE-BAR
- PP = POWER POLE
- OHU = OVERHEAD UTILITY LINES
- D.B. = DEED BOOK
- P.B. = PLAT BOOK



Before any land disturbing activities occur on any parcel, all applicable grading, encroachment development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT
 JUN 30 2025

AMY GRAY STREET
 50' RIGHT-OF-WAY

LOT SURVEY FOR

TRUENORTH PROPERTIES LLC
 865 COLDBROOK DRIVE
 NEAR THE CITY OF GREER
 SPARTANBURG CO., SOUTH CAROLINA
 JUNE 14, 2025 SCALE 1" = 30'

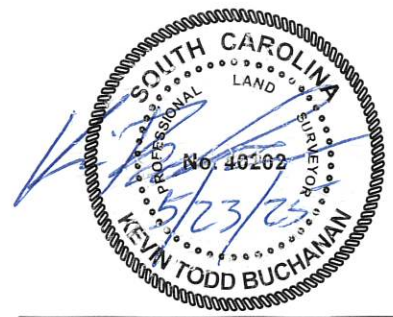
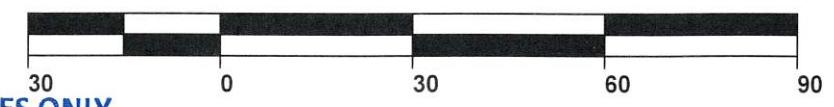
NOTES:

- 1- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 2- PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
- 3- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA.
- 5- THERE IS A 25.0' BUILDING LINE THROUGHOUT SUBD.

REFERENCES:
 D.B. 69-S, PG. 842
 P.B. 66, PG. 110-116
 Pt. OF TAX MAP #
 5-13-16-061.00

LOT 33
SUNNYGLEN
AT GREER
 0.262 ACRES
 11,432 SQ. FT.

FOR RECORDATION PURPOSES ONLY
 This plat is not a subdivision as defined by Spartanburg County.
 JUN 30 2025
 AUTHORIZED REPRESENTATIVE OF
 SPARTANBURG COUNTY PLANNING DEPARTMENT



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 "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

29 SIR ABBOTT STREET
 GREENVILLE, SC 29607
 864-350-0510
 KTB.SURVEYING@GMAIL.COM KEVIN T. BUCHANAN, PLS # 40202

Business Entities Online

File, Search, and Retrieve Documents Electronically

TrueNorthProperties llc

Corporate Information

Entity Id: 00983662

Entity Type: Limited Liability Company

Status: Good Standing

Domestic/Foreign: Domestic

Incorporated State: South Carolina

Important Dates

Effective Date: 08/13/2019

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

Registered Agent

Agent: julio munoz

Address: 30 bridgewater dr
greenville , South Carolina 29615

Official Documents On File

Filing Type	Filing Date
Articles of Organization	08/13/2019

**Staff Report to the City of Greer Planning Commission
Monday, August 18, 2025**

Case Number: RZ 25-09
Applicant: Blake Vautous
Property Location: 105 Crestview Circle
Tax Map Numbers: T018020103401
Existing Zoning: Rural Residential (RR)
Request: Rezone to Suburban Neighborhood (SN)
Size: 0.61 acres
Comprehensive Plan: Traditional Neighborhood (TN)

Analysis: **RZ 25-09**

RZ 25-09 is a rezoning request for one parcel on Crestview Circle with a total acreage of 0.6 acres. The request is to rezone the parcel from Rural Residential (RR) to Suburban Neighborhood (SN) to build one single family detached unit.

Surrounding land uses and zoning include:

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

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

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses
- Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
- **Parking:** On-street, driveways, garages off alleys, off street parking to the rear of buildings
- **Open Space:** Neighborhood parks, greens, & boulevards

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

Staff Recommendation: Approval



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 7-21-2025

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

Tax Map Number(s) T018020103401
Property Address(s) 105 Crestview Cir. Greer, SC, 29651
Acreage of Properties 0.61 County Greenville

Applicant Information	
Name	<u>Blake Vantow</u>
Address	<u>304 Roe rd. Travers</u> <u>Rest, SC 29690</u>
Contact Number	<u>864-270-7269</u>
Email	<u>blake@vt-concrete.com</u>
Business Name	_____

Property Owner Information	
<i>(If multiple owners, see back of sheet)</i>	
Name	<u>Blake Vantow</u>
Address	<u>304 Roe rd. Travers</u> <u>Rest, SC 29690</u>
Contact Number	<u>864-270-7269</u>
Email	<u>blake@vt-concrete.com</u>
Business Name	_____

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ___ No

The applicant hereby requests that the property described be rezoned from Rural Residential to Suburban Neighborhood.

Existing Use: Land Proposed Use: Home

Signature(s) Blake Vantow

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

See Reverse



2025037372

1 Pgs

DEED Book: DE 2756 Page: 0945 - 0945
June 18, 2025 11:02:05 AM Cons: \$90,000.00
Rec: \$15.00 Cnty Tax: \$99.00 State Tax: \$234.00
E-FILED IN GREENVILLE COUNTY, SC *T. J. Manning*

Grantee Mailing address: 201 Blue Ridge Dr Greenville 29605
Tax Map # T018020103401

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that MAX GEESEY, in consideration of NINETY THOUSAND DOLLARS AND NO/100 (\$90,000.00) the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto,

BLAKE VAUTOUR

ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN CHICK SPRINGS TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT NO. FOURTEEN (14) ON A PLAT OF BURGESS HILLS, PLAT NO. 1 PREPARED BY PIEDMONT ENGINEERING SERVICE AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK Y, AT PAGES 96-97; REFERENCE IS ALSO MADE TO PLAT BOOK 1319 AT PAGE 0043. REFERENCE TO SAID PLAT FOR A MORE COMPLETE DESCRIPTION AS TO METES AND BOUNDS, COURSES AND DISTANCES.

This being the same property as conveyed to Max Geesey by deed of the Estate of Juanita Guthrie Rogers recorded November 19, 2018, in the ROD Office for Greenville County in Deed Book 2552 at Page 4294.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat(s) or on the premises. Together with all and singular the rights, members, hereditament and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the Grantee(s) and the Grantee's(s') heirs or successors and assigns, forever. And, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor(s)' successors or assigns to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the Grantor's(s') Hand(s) and Seal(s) this 16 day of June 2025

Notary
Witness

[Signature]
MAX GEESEY

[Signature]
Witness

State of New Hampshire
County of Cheshire)

Acknowledgement

The undersigned Notary Public for the State of New Hampshire, does hereby certify that Max Geesey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 16th day of June 2025.

[Signature]
Notary Signature

Shana E. Eichner
Notary Printed Name

My Commission expires: 6.14.28

