



AGENDA
Greer Planning Commission

October 20, 2025
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Call to Order

Minutes

- i. August 2025 Meeting Minutes

Public Forum

- i. PP 25-10: Stark Haven Preliminary Plat
A request to approve the preliminary plat for a 69-lot single family detached development located on Mayfield Road.
- ii. RES 25-01: Comprehensive Plan Five-Year Update
A request to pass a resolution recommending approval of the 2025 Comprehensive Plan Five-Year update to the Greer City Council.

Public Hearing

- i. RZ 25-10: Bennett Center Dr. OP to MD
A request to rezone one (1) parcel located on Bennett Center Drive from Office Professional (OP) to Medium Density Residential (MD) to allow for the construction of a residential development.
- ii. RZ 25-11: W Arlington Rd. SN to TN
A request to rezone one (1) parcel located at 205 West Arlington Avenue from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to allow construction of a garage with reduced side setback.

New Business

- i. PP 25-10: Stark Haven Preliminary Plat
A request to approve the preliminary plat for a 69-lot single family detached development located on Mayfield Road.
- ii. RES 25-01: Comprehensive Plan Five-Year Update

A request to pass a resolution recommending approval of the 2025 Comprehensive Plan Five-Year Update to the Greer City Council.

- iii. RZ 25-10: Bennett Center Dr. OP to MD
A request to rezone one (1) parcel located on Bennett Center Drive from Office Professional (OP) to Medium Density Residential (MD) to allow for the construction of a residential development.
- iv. RZ 25-11: W Arlington Rd. SN to TN
A request to rezone one (1) parcel located at 205 West Arlington Avenue from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to allow construction of a garage with reduced side setback.

Other Business

- i. Planning Advisory Committee (PAC) Updates
- ii. Staff Updates

Adjournment

Notice under Language Access

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

Aviso sobre Acceso al Idioma

Las personas que necesitan asistencia con el idioma para participar eficazmente en este evento pueden comunicarse con el Departamento de Planificación y Desarrollo al 864.801.2009 o por correo electrónico a planning@cityofgreersc.gov para solicitar servicios de interpretación o traducción lo antes posible, a más tardar tres días hábiles antes del evento o de la fecha límite. Puede encontrar información adicional sobre acceso al idioma y acceso significativo a los servicios gubernamentales en el Título VI de la Ley de Derechos Civiles.

Notice Under the Americans with Disabilities Act

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

Aviso según la Ley de Estadounidenses con Discapacidades

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



**City of Greer
Planning Commission Minutes
August 18, 2025**

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

Members Absent:

Staff Present: 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 – Ms. Medford made a motion to approve the minutes from the July 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. AN 25-05 Coldbrook Dr.

Mr. Jones opened the public hearing for AN 25-05.

Ms. Stahl gave the basic information of the request.

Mr. Jones called the applicant forward. Jay Munoz (owner) laid out his plans for the parcel, saying that he intended to subdivide it and build two small single-family detached homes.

Mr. Jones asked if there was anyone in the audience who would like to participate in the public hearing for the annexation request. Hearing none, he closed the public hearing for AN 25-05.

b. RZ 25-09 Crestview Cir.

Mr. Jones opened the public hearing for RZ 25-09.

Ms. Stahl gave the basic information of the request.

Mr. Jones called the applicant forward. Blake Vautour (owner) came forward and explained that he was requesting a rezoning from Rural Residential (RR) to Suburban Neighborhood (SN) in

order to build a new home on the lot. He explained that the home he planned to build would not fit within the setbacks required by the existing Rural Residential (RR) zoning classification.

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 25-09.

Mr. Lavender arrived at the meeting at 6:35pm.

IV. New Business

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

a. AN 25-05 Coldbrook Dr.

Mr. Jones opened the new business meeting for AN 25-05.

Ms. Stahl presented staff's analysis and recommendation of approval, citing the request's compatibility with existing development in the area.

Mr. Thoma asked if Mr. Munoz had any drawings or plans for the homes he hoped to build. Mr. Munoz said he did not, but that would be his next step after annexing into the City of Greer.

Mr. Jones asked about Traditional Neighborhood (TN) zoning district standards regarding lot size, frontage, etc. Ms. Stahl explained that new lots had to be at least 5,000 square feet and have 30 feet of road frontage.

Mr. Munoz came forward to explain that the existing parcel had 75 feet of road frontage, and that once it was annexed in and split, each of the two new lots would have 37.5 feet of frontage, meeting the zoning district requirements.

Mr. Lamb asked about the parking spaces and number of bedrooms. Mr. Munoz responded, saying that each of the new homes would have two parking spaces (as required by the Unified Development Ordinance) and three bedrooms.

Mr. Lamb expressed that he did not think that that was enough parking given the number of bedrooms each house would have.

ACTION – Mr. Thoma moved to approve AN 25-05. Mr. Lavender seconded the motion. The motion passed with a vote of 7 to 0.

b. RZ 25-09 Crestview Cir.

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

Mr. Lavender recused himself from this case. He left his seat at the dias and coordinated with staff to get a recusal form.

Ms. Stahl presented staff's analysis and recommendation of approval, citing the request's compatibility with the surrounding area.

Mr. Jones called Mr. Vautour up to the podium and asked him to explain why he was rezoning. Mr. Vautour walked the Commission through the setback issues which caused him to request a

rezoning, saying that the 50' rear setback required by the existing zoning district was the main issue, but the 30' side setbacks also posed some problems for his house plans.

Mr. Thoma asked why staff recommended rezoning as opposed to a variance. Ms. Stahl explained that variances are typically reserved for cases where there is an issue with a lot itself (e.g., topography). For cases such as this one where the desired housing product just couldn't meet existing setback standards, staff recommends rezoning.

ACTION – Mr. Lamb moved to approve RZ 25-09. Mr. Booker seconded the motion. The motion passed with a vote of 6 to 0.

VI: Other Business/Planning and Zoning Report

Mr. Lavender returned to the dias after the business concerning RZ 25-09 was complete.

Ms. Stahl notified the Commission about the upcoming rollout of CivicPlus, a new system for accessing meeting agendas and materials. CivicPlus will be replacing Novus.

VII: Adjourn

Mr. Lavender made a motion to adjourn the meeting. The meeting adjourned at 6:45pm.

Preliminary Plat

Case Number:	PP 25-10
Applicant:	DPR Associates, Inc.
Address:	Mayfield Rd.
Parcel ID Number:	5-29-00-090.00
Existing Zoning:	Suburban Neighborhood (SN)
Request:	Preliminary Plat Approval
Subdivision Name:	Stark Haven
Housing Type:	Single-family detached, cluster
Lots:	69



PP 25-10

Aerial Map



PP 25-10

Preliminary Plat

STARK HAVEN

CITY OF GREER, SPARTANBURG COUNTY, SOUTH CAROLINA
PRELIMINARY PLAT



DEVELOPMENT STANDARDS

DEVELOPED AS:	SN CLUSTER (SUBURBAN NEIGHBORHOOD)
PROPOSED USE:	RESIDENTIAL (SINGLE FAMILY DETACHED)
PROPOSED ALLOWABLE DENSITY:	5.0 DU / AC MAX.
PROPOSED DWELLING LOTS:	69 LOTS
MINIMUM YARD SETBACKS	
FRONT YARD SETBACK:	20'
SIDE YARD SETBACKS:	TYPE 1 LOTS = 7.5', TYPE 2 & 3 LOTS = 5'
REAR YARD SETBACK:	15 FT
PROPOSED BUILDING HEIGHT:	35 VF
PROPOSED LOT BREAKDOWN: (SEE PARCEL TABLE FOR LOT TYPE OF INDIVIDUAL LOTS)	
11 - TYPE 1 LOTS = 15.9% (10,001 - 15,000 SF AREA & 65' - 75' LOT WIDTH MIN.)	
27 - TYPE 2 LOTS = 39.1% (7,501 - 10,000 SF AREA & 50' LOT WIDTH MIN.)	
31 - TYPE 3 LOTS = 44.9% (5,000 - 7,500 SF AREA & 45' LOT WIDTH MIN.)	
+ 69 TOTAL SINGLE FAMILY LOTS	
REQ. TREE SAVE AREA:	4.318 AC (10%)
TREE SAVE PROVIDED:	≥ 4.318 AC (10% MIN.)
COMMON OPEN SPACE REQUIRED:	12.96 AC (30%)
COMMON OPEN SPACE PROVIDED:	24.40 AC (56.51%)
ACTIVE OPEN SPACE REQUIRED:	3.24 AC (25% OF C.O.S.)
ACTIVE OPEN SPACE PROVIDED:	3.38 AC (26.1% OF C.O.S.)
REQUIRED PERIMETER BUFFER:	15' TYPE 2
WATER SUPPLY WATERSHED DISTRICT:	N/A
PCSR:	PHASE II NPDES
PROPOSED BUA:	> 24%, HIGH DENSITY.
FEMA FLOODPLAIN INFO:	PROPERTY IN ZONES X AND AE PER PANEL NUMBER: 45083C0218D - EFFECTIVE DATE 01/06/2011 (SITE IS NOT LOCATED WITHIN A FEMA FLOODWAY)

SITE DATA TABLE	
PROPOSED PUBLIC ROADWAY:	4,175 LF OR 0.79 MI
PROPOSED PRIVATE ROADWAY:	0 LF
PROPOSED RETAINING WALLS:	4 WALLS AT LESS THAN 4'

Staff Recommendation:
Approval

2025 Comprehensive Plan Update

October 20, 2025

Introduction

What is a Comprehensive plan?

A strategic document that outlines a community's vision for its future.

How is the plan used?

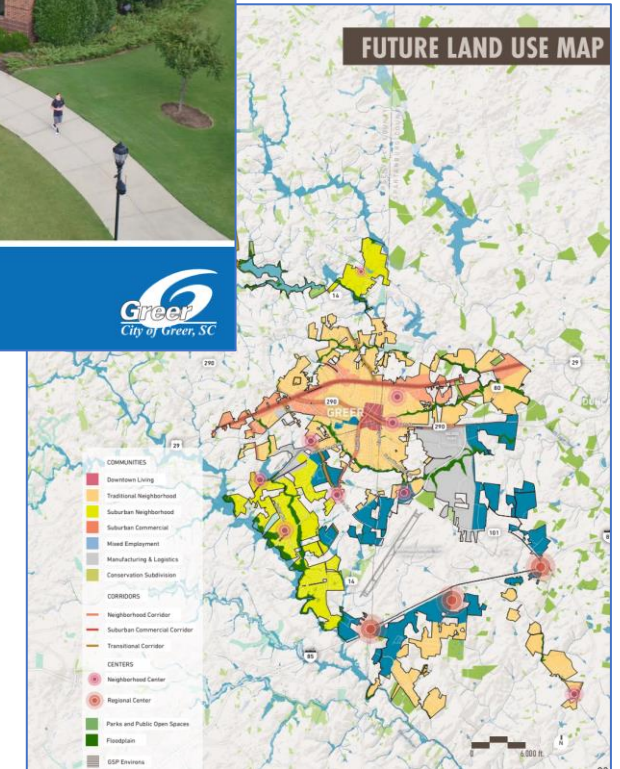
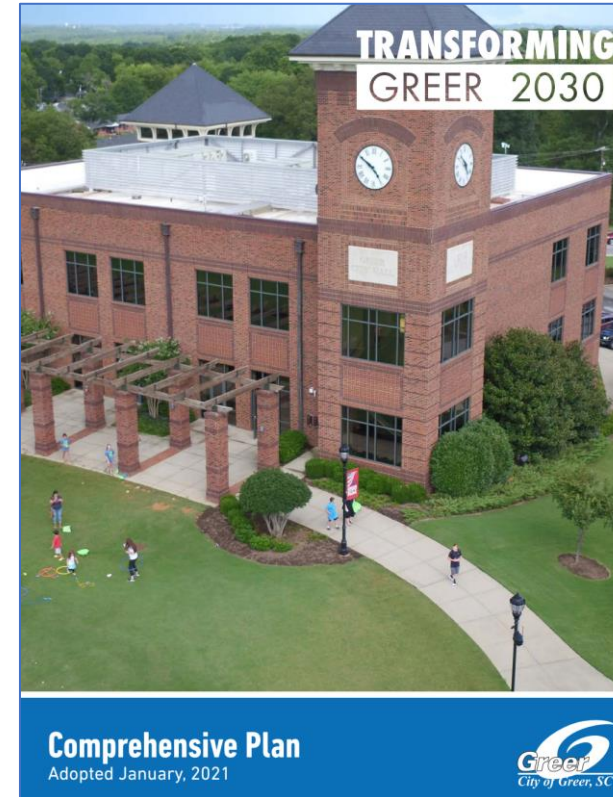
It is used to guide zoning decisions and policy.

Why update?

Enabling act requires a minor update every five years and a full update every ten years.

What does this update cover?

- Updated data and trends
- Progress toward goals
- Resilience Element



Required Elements

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment
- Resiliency *

Overview

Unprecedented Challenges

- Coronavirus pandemic
- Hurricane Helene

Unified Development Ordinance (UDO)

Impact Fees

Organizational Structure

- Hired Tourism Specialist
- Brought Economic Development in-house
- Created Communications & Strategic Initiatives Department

ForGreer

- Hood Rd Public Safety Training Facility
- Downtown Parking Garage
- Groce Meadow Rd Fire Station
- Sports + Events Complex



Population

Continued Growth

- ESRI estimates 40,000
- In-house closer to 50,000

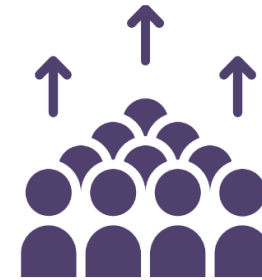
Net Migration

- Doubled during Covid
- Most significant shift in state

Population Characteristics

- Median age and distribution
- Racial composition
- % population by gender
- Educational attainment
- Employment by industry

TOTAL POPULATION



40,029 in 2024

31,594 in 2019

AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD



3.12 in 2024

2.54 in 2019

MEDIAN HOUSEHOLD INCOME



\$72,580 in 2024

\$54,297 in 2019

Economic Development

Strengthening Downtown

- Streetscape improvements
- New multi-family
- Greer Mill redevelopment
- Parking Garages

Capitalizing on Regional Position

- New major employers
- Inland Port and GSP expansions

Diversification of Industry

- Growing food and beverage manufacturing
- Prisma Health campus expansion



Natural Resources



Stormwater Management

- Pilot Watershed Study
- Cartegraph asset management software
- Lake Robinson Day, Adopt-a-Stream

Tree Protection

- UDO Tree Save Requirements

Community partnerships

Recreational Trails Expansion

- Wards Creek Trail
- Tyger River Greenway

Continued Stewardship

- National Community Wildlife Habitat

Cultural Resources

Strong Cultural Programming

- Beloved staples like fairs, symphonies and summer camps continue to grow
- Increased participation in Holiday Arts Fair
- Nearly 20,000 in attendance at International Festival
- New multicultural celebrations

Public art

- The Butterfly Project

Historic preservation

- Greer Mill designated as a Local Historic Place and listed on the National Register of Historic Places



Community Facilities

Parks and Recreation

- Kids Planet at Century Park
- New facilities at Turner Park and Stevens Park
- Pickleball expansion

Cultural Arts

- Edward R. Driggers Center for the Arts

Schools and Childcare

Public Services

- CPW Maple Creek WWTP expansion

Public Safety

- Acquired Pelham-Batesville fire station on Highway 14 and opened Station 42 on S Suber Rd

Trails



Housing



Unified Development Ordinance

- Diverse housing types
- Accessory Dwelling Units (ADU)

Housing Starts

- Averaged over 1,000 housing starts per year
- Nine new multi-family projects with over 1,600 units
- Increased home ownership

Housing Value and Affordability

- Median value greater than Greenville metro area
- Most cost burdened are renters or homeowners under 35
- Emerging build-to-rent model

Homelessness

- 13% increase state-wide

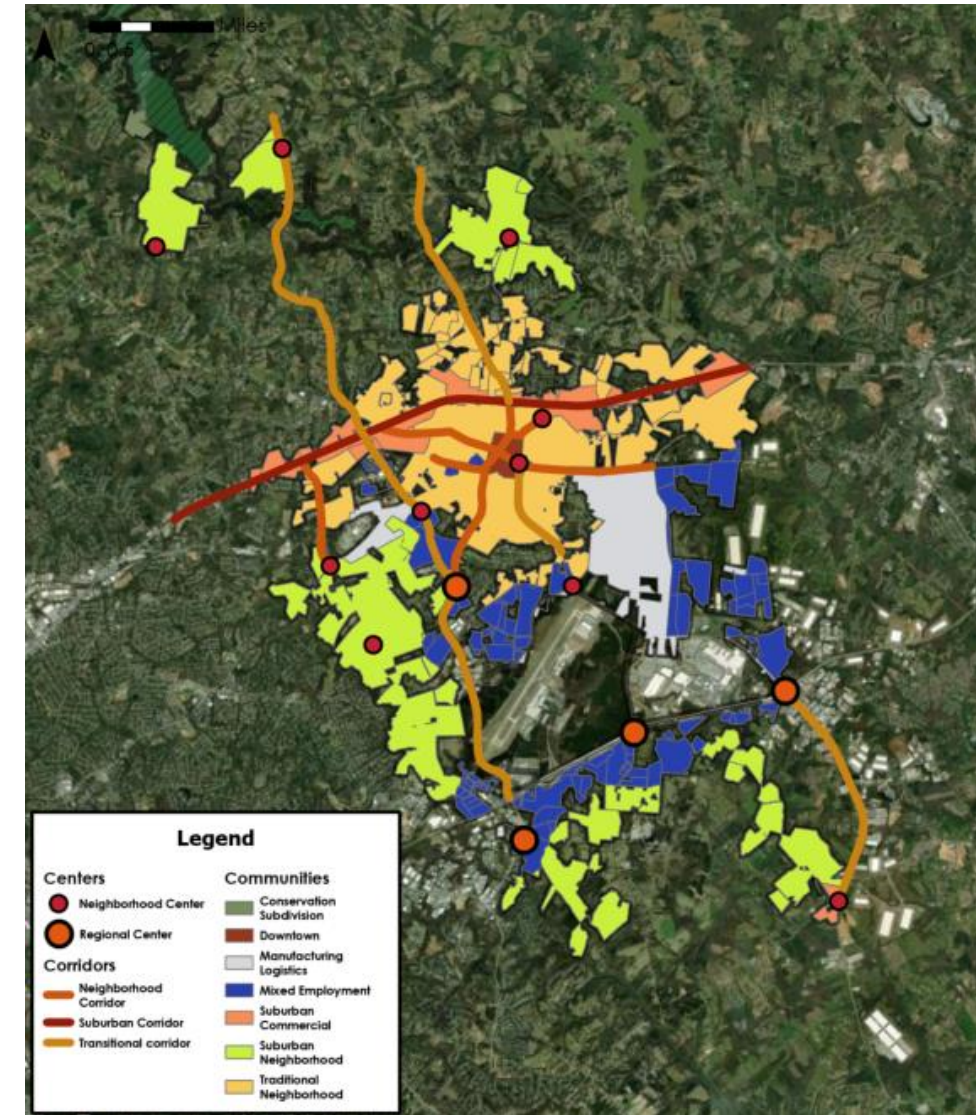
Land Use

Annexations

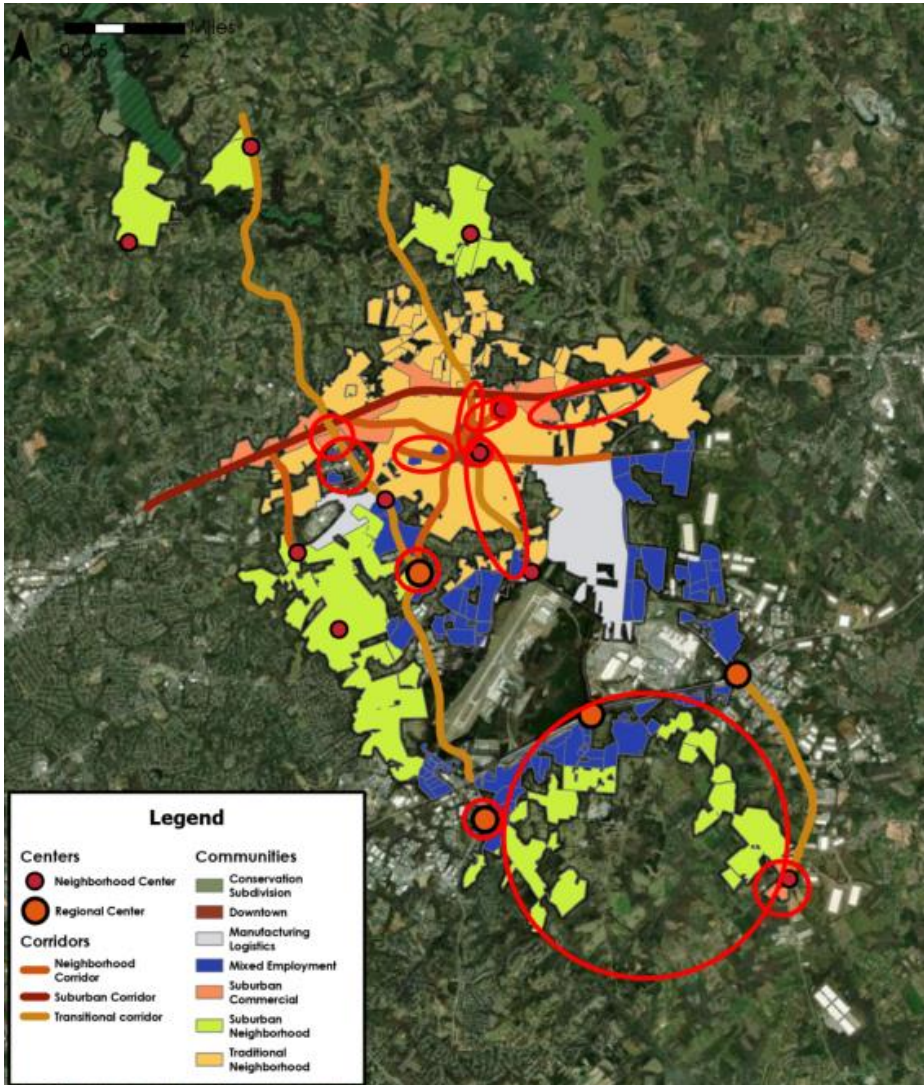
Policy Updates

Future Land Use (FLU) Map

- Updated residential areas south of I-85 from TN to SN
- Changed area surrounding Neighborhood Center at Kist/101/Reidville Rd from TN to SC
- Updated residential areas along the Wade Hampton corridor from SC to TN



Land Use



Future Land Use (FLU) Map

- Changed commercial areas, including Exide site, along Chick Springs Rd from ML to SC
- Updated the S Buncombe Rd. area between Wade Hampton and railroad from ML to ME
- Recategorized the Neighborhood Center near Prisma/CoG Sports + Events Complex to a Regional Center
- Added Neighborhood Corridors
 - S Line/New Woodruff Rd
 - N Main St
 - Arlington Rd
 - Pennsylvania Ave

Transportation

Studies

- Downtown TIA
- Safe Streets 4 All (USDOT)
- Mobility Hub @ GSP
- Quiet Crossing

Infrastructure

- Roundabout at Gibbs Shoals and W Phillips
- N. Main and E. Poinsett road diets
- Biblebrook bridge closure
- Planned improvements at Chick Springs and S Suber

Maintenance

- Public Services has repaired over 1,000 potholes and replaced more than 5,000 linear feet of sidewalk



Priority Investment

Facilities

- Greer Golf renovations
- S Highway 14 Fire Station acquisition
- New fire station 42 at S Suber and Chick Springs

Impact fees

ForGreer

- Public Safety Training Facility
- Sports & Events Center
- Depot Street Parking Garage
- Groce Meadow Road Fire Station



Appendix A: Resiliency



The South Carolina Office of Resilience (SCOR) defines resiliency as, “the ability of communities, economies, and ecosystems within South Carolina to anticipate, absorb, recover and thrive when presented with environmental change and natural hazards.”

Background

- Disaster Relief and Recovery Act

Hazard Mitigation

- Storms, extreme heat, transportation incidents

Mitigation

- Participated in Multi-Jurisdictional Hazard Mitigation & Resiliency Plans for both Counties

Capital projects

- Public Safety Training Center and multiple fire stations



Appendix A: Resiliency

Objective 1: The city will encourage physical resiliency by mitigating against threats and continuing to pursue best practices for emergency management.

Strategies

- » Identify and prioritize the natural and manmade hazards that pose the greatest threat to the City of Greer and its residents by engaging with diverse stakeholders and regularly updating the city's hazard mitigation and resiliency resources to effectively address those threats.
- » Take advantage of grants/funds whenever possible to aid in resiliency projects while also encouraging private citizens and other stakeholders to do the same.
- » Invest in public education to promote emergency preparedness through outreach, community workshops, resource libraries, trainings, partnerships, and more.
- » Continue to invest in emergency response personnel, facilities, and equipment and consider training additional city staff in the fundamentals of emergency preparedness and management.
- » Ensure that stormwater management plays a major role in all future development considerations.
- » Work with surrounding jurisdictions, including Greenville County and Spartanburg County, to coordinate resiliency planning efforts and form relationships that mutually bolster our communities' resilience.

Objective 2: The city will foster community resiliency by cultivating strong, adaptive communities and people.

Strategies

- » Foster stable, strong, and connected neighborhoods by encouraging community networks, events, and projects such as block parties, community gardens, and other initiatives focused on bringing people together.
- » Encourage the development of a broad range of housing types in order to meet the needs and wants of different sections of the community.
- » Engage with partner organizations to host information/education sessions for people to get to know their neighbors while learning about emergency preparedness/resilience best practices.



Appendix A: Resiliency

Objective 3: The city will seek economic resiliency by pursuing smart, sustainable growth strategies.

Strategies

- » Foster a welcoming business environment and provide support to retain existing businesses.
- » Diversify the City of Greer's economic base by working to attract companies from a variety of industries that can provide meaningful employment opportunities for our citizens.
- » Work to reduce income inequality and increase homeownership.



Objective 4: The city will cultivate its environmental resilience by promoting for green initiatives in our developments and communities.

Strategies

- » Encourage the development of more interconnected green spaces and institute initiatives to increase tree cover and variety.
- » Consider creating a Green Infrastructure Plan to strategically incorporate natural systems and practices that could ultimately bolster the city's overall resiliency.
- » Prioritize infill and density in and around the downtown core and key corridors to minimize environmental impact.
- » Incentivize development (or redevelopment) of green infrastructure.



2025 Comprehensive Plan Update



Rezoning

Case Number:	RZ 25-10
Applicant:	Jared Moore
Address:	Bennett Center Dr.
Parcel ID Numbers:	G010000500500
Existing Zoning:	Office Professional (OP)
Request:	Rezone to Medium Density Residential (MD)



RZ 25-10

Aerial Map



RZ 25-10

Zoning Map



RZ 25-10

Future Land Use Map



RZ 25-10

Existing Conditions



RZ 25-10 – Staff Analysis & Recommendation

- Request:** Rezone to Medium Density Residential (MD)
- Zoning/Land Uses:**
- North:** Medium Density Residential (MD) and Office Professional (OP) – residential, vacant, office
 - East:** Office Professional (OP) - office
 - South:** Railroad right-of-way
 - West:** Medium Density Residential (MD) - residential
- Comprehensive Plan:** Suburban Commercial
- Staff Recommendation:** Approval

Rezoning

Case Number:	RZ 25-11
Applicant:	Dennis Kiff
Address:	205 W Arlington Ave.
Parcel ID Numbers:	G022000701100
Existing Zoning:	Suburban Neighborhood (SN)
Request:	Rezone to Traditional Neighborhood (TN)



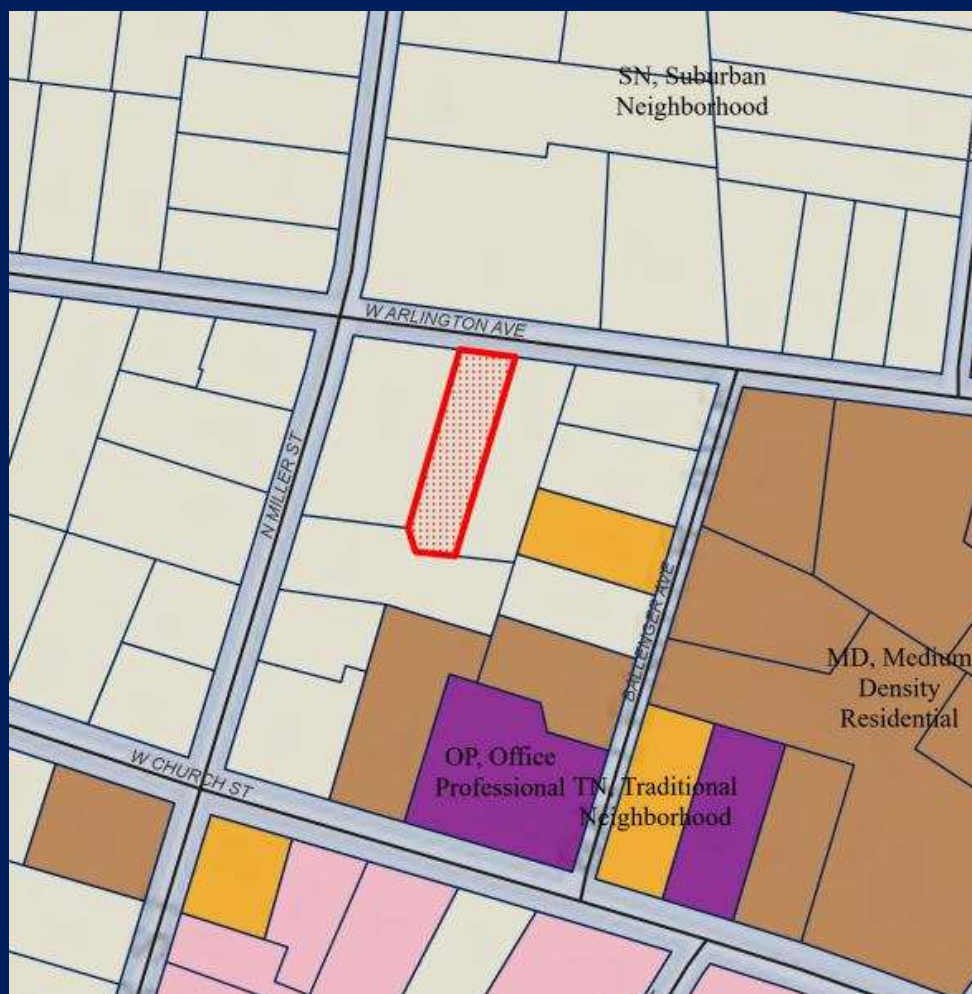
RZ 25-11

Aerial Map



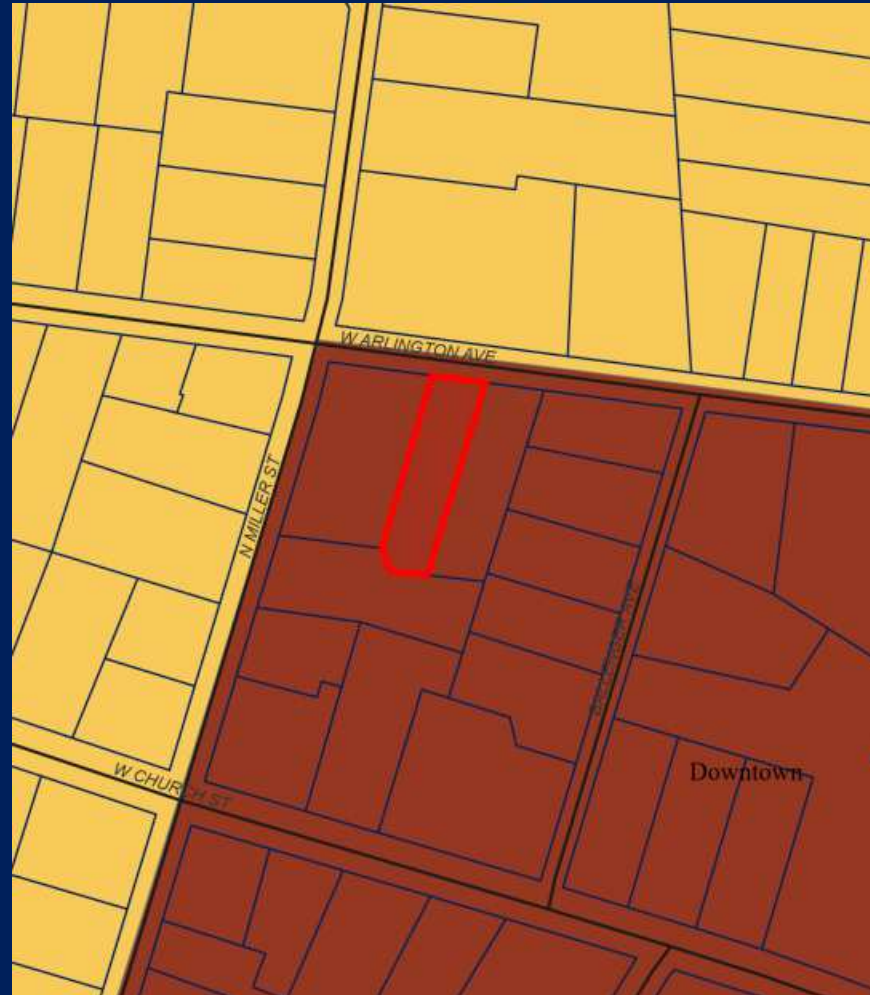
RZ 25-11

Zoning Map



RZ 25-11

Future Land Use Map



RZ 25-11

Existing Conditions



RZ 25-11 – Staff Analysis & Recommendation

Request: Rezone to Traditional Neighborhood (TN)

Zoning/Land Uses: **North:** Suburban Neighborhood (SN) - residential

East: Suburban Neighborhood (SN), Traditional Neighborhood (TN),
Medium-Density Residential (MD) – residential

South: Suburban Neighborhood (SN), Medium-Density Residential
(MD), Office Professional (OP) – residential, office

West: Suburban Neighborhood (SN) - residential

Comprehensive Plan: Downtown Living

Staff Recommendation: Approval

Staff Report to the City of Greer Planning Commission
Monday, October 20, 2025

Case Number: PP 25-10
Property Location: Mayfield Rd
Tax Map Number: 5-29-00-090.00
Existing Zoning: Suburban Neighborhood (SN)
Request: Preliminary Plat Approval – Stark Haven

Analysis: **PP 25-10**

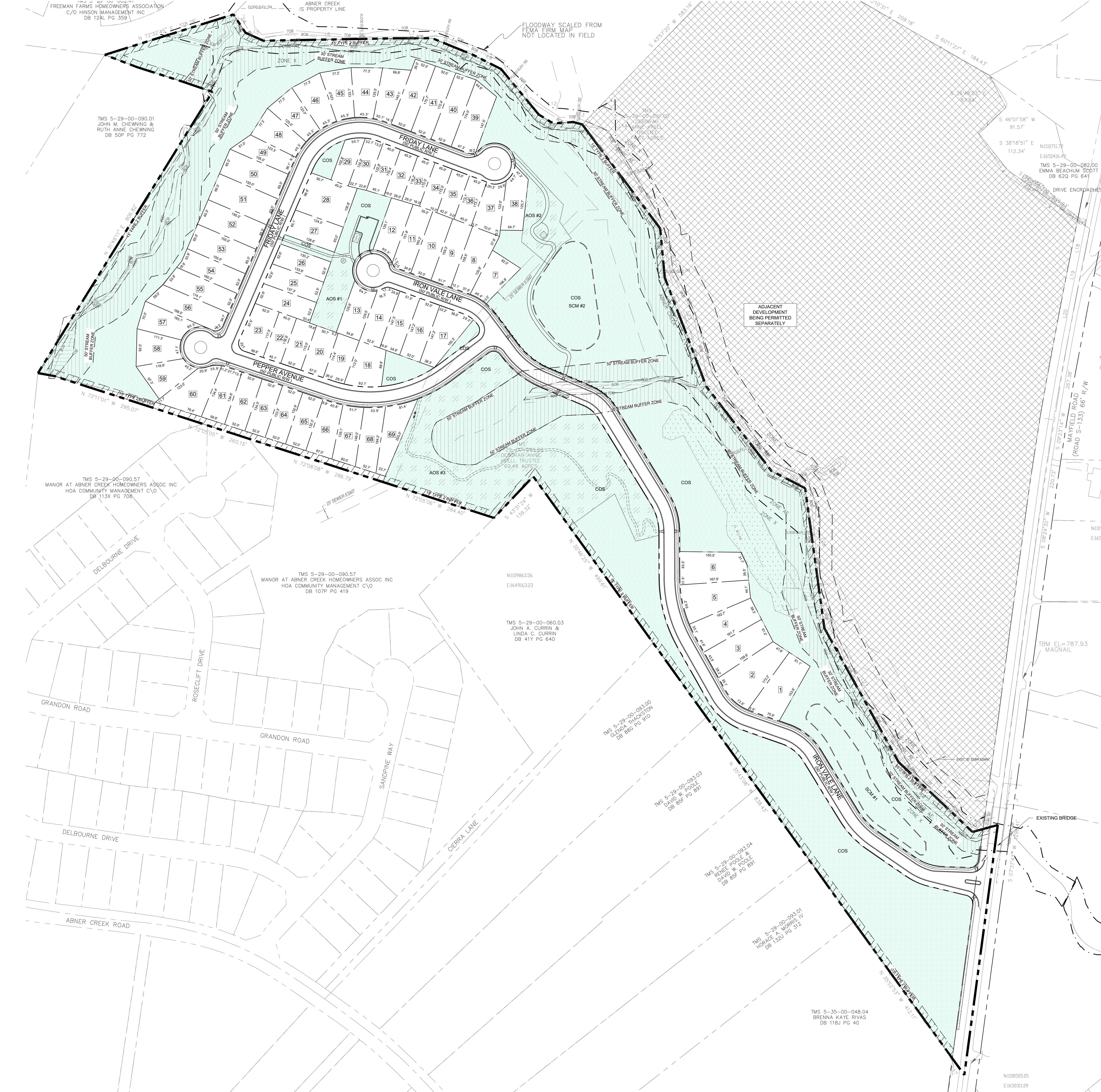
PP 25-10 is a request to approve the Preliminary Plat for a development on Mayfield Road consisting of 69 single-family detached lots.

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

STARK HAVEN

CITY OF GREER, SPARTANBURG COUNTY, SOUTH CAROLINA
PRELIMINARY PLAT



PARCEL TABLE		
PARCEL #	AREA	LOT TYPE
1	11,480 SF OR 0.263 ACRES	TYPE 1
2	13,202 SF OR 0.303 ACRES	TYPE 1
3	10,663 SF OR 0.245 ACRES	TYPE 1
4	10,984 SF OR 0.252 ACRES	TYPE 1
5	11,881 SF OR 0.273 ACRES	TYPE 1
6	12,110 SF OR 0.278 ACRES	TYPE 1
7	7,479 SF OR 0.172 ACRES	TYPE 3
8	9,479 SF OR 0.218 ACRES	TYPE 2
9	8,212 SF OR 0.189 ACRES	TYPE 2
10	8,309 SF OR 0.191 ACRES	TYPE 2
11	8,144 SF OR 0.187 ACRES	TYPE 2
12	7,551 SF OR 0.173 ACRES	TYPE 2
13	7,538 SF OR 0.173 ACRES	TYPE 2
14	7,537 SF OR 0.173 ACRES	TYPE 2
15	7,583 SF OR 0.174 ACRES	TYPE 2
16	7,657 SF OR 0.176 ACRES	TYPE 2
17	9,440 SF OR 0.217 ACRES	TYPE 2
18	8,168 SF OR 0.188 ACRES	TYPE 2
19	6,115 SF OR 0.140 ACRES	TYPE 3
20	6,518 SF OR 0.150 ACRES	TYPE 3
21	6,036 SF OR 0.139 ACRES	TYPE 3
22	5,274 SF OR 0.121 ACRES	TYPE 3
23	7,748 SF OR 0.178 ACRES	TYPE 2
24	7,302 SF OR 0.168 ACRES	TYPE 3
25	7,115 SF OR 0.163 ACRES	TYPE 3
26	6,929 SF OR 0.159 ACRES	TYPE 3
27	8,225 SF OR 0.189 ACRES	TYPE 2
28	11,973 SF OR 0.275 ACRES	TYPE 1
29	5,185 SF OR 0.119 ACRES	TYPE 3
30	5,597 SF OR 0.128 ACRES	TYPE 3
31	5,445 SF OR 0.125 ACRES	TYPE 3
32	5,301 SF OR 0.122 ACRES	TYPE 3
33	5,158 SF OR 0.118 ACRES	TYPE 3
34	5,086 SF OR 0.117 ACRES	TYPE 3
35	5,087 SF OR 0.117 ACRES	TYPE 3
36	5,089 SF OR 0.117 ACRES	TYPE 3
37	7,154 SF OR 0.164 ACRES	TYPE 3
38	7,479 SF OR 0.172 ACRES	TYPE 3
39	9,967 SF OR 0.229 ACRES	TYPE 2
40	9,092 SF OR 0.209 ACRES	TYPE 2
41	8,921 SF OR 0.205 ACRES	TYPE 2
42	8,836 SF OR 0.203 ACRES	TYPE 2
43	7,487 SF OR 0.172 ACRES	TYPE 3
44	7,473 SF OR 0.172 ACRES	TYPE 3
45	7,453 SF OR 0.171 ACRES	TYPE 3
46	7,486 SF OR 0.172 ACRES	TYPE 3
47	7,486 SF OR 0.172 ACRES	TYPE 3
48	7,486 SF OR 0.172 ACRES	TYPE 3
49	8,805 SF OR 0.196 ACRES	TYPE 3
50	10,074 SF OR 0.231 ACRES	TYPE 1
51	10,694 SF OR 0.245 ACRES	TYPE 1
52	10,074 SF OR 0.231 ACRES	TYPE 1
53	10,075 SF OR 0.231 ACRES	TYPE 1
54	8,107 SF OR 0.186 ACRES	TYPE 2
55	8,693 SF OR 0.200 ACRES	TYPE 2
56	9,973 SF OR 0.229 ACRES	TYPE 2
57	7,508 SF OR 0.172 ACRES	TYPE 2
58	7,488 SF OR 0.171 ACRES	TYPE 3
59	7,483 SF OR 0.172 ACRES	TYPE 3
60	9,975 SF OR 0.229 ACRES	TYPE 2
61	7,534 SF OR 0.173 ACRES	TYPE 2
62	6,983 SF OR 0.160 ACRES	TYPE 3
63	6,955 SF OR 0.160 ACRES	TYPE 3
64	6,927 SF OR 0.159 ACRES	TYPE 3
65	6,897 SF OR 0.158 ACRES	TYPE 3
66	7,809 SF OR 0.179 ACRES	TYPE 2
67	7,765 SF OR 0.178 ACRES	TYPE 2
68	8,027 SF OR 0.184 ACRES	TYPE 2
69	8,474 SF OR 0.195 ACRES	TYPE 2



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING SETBACK LINE
	RIPARIAN BUFFER LINE
	RIPARIAN BUFFER AREA
	PROPOSED STREET RIGHT-OF-WAY

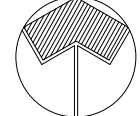
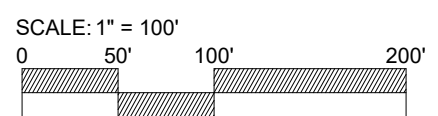
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NET SITE AREA:	43.18 ACRES
TAX PARCEL ID:	5-29-00-090.00
DEED BOOK / PAGE:	147U / 785
CURRENT ZONING:	R-S
CURRENT USE:	VACANT / WOODED
PROPOSED ZONING:	SUBURBAN NEIGHBORHOOD
PROPOSED USE:	SINGLE FAMILY DEVELOPMENT

DEVELOPMENT STANDARDS	
DEVELOPED AS:	SN CLUSTER (SUBURBAN NEIGHBORHOOD)
PROPOSED USE:	RESIDENTIAL (SINGLE FAMILY DETACHED)
PROPOSED ALLOWABLE DENSITY:	5.0 DU / AC MAX.
PROPOSED DWELLING LOTS:	69 LOTS
MINIMUM YARD SETBACKS:	
FRONT YARD SETBACK:	20'
SIDE YARD SETBACKS:	TYPE 1 LOTS = 7.5', TYPE 2 & 3 LOTS = 0'
REAR YARD SETBACK:	15 FT
PROPOSED BUILDING HEIGHT:	35 FT
PROPOSED LOT BREAKDOWN: (SEE PARCEL TABLE FOR LOT TYPE OF INDIVIDUAL LOTS)	
11 - TYPE 1 LOTS = 15.9% (10,001 - 15,000 SF AREA & 65' - 75' LOT WIDTH MIN.)	
27 - TYPE 2 LOTS = 39.1% (7,501 - 10,000 SF AREA & 50' LOT WIDTH MIN.)	
31 - TYPE 3 LOTS = 44.9% (5,000 - 7,500 SF AREA & 45' LOT WIDTH MIN.)	
69 TOTAL SINGLE FAMILY LOTS	

RED. TREE SAVE AREA:	4.318 AC (10%)
TREE SAVE PROVIDED:	2.4318 AC (10% MIN.)
COMMON OPEN SPACE REQUIRED:	12.96 AC (30%)
COMMON OPEN SPACE PROVIDED:	24.40 AC (56.51%)
ACTIVE OPEN SPACE REQUIRED:	3.24 AC (25% OF C.O.S.)
ACTIVE OPEN SPACE PROVIDED:	3.38 AC (26.1% OF C.O.S.)
REQUIRED PERIMETER BUFFER:	15' TYPE 2
WATER SUPPLY WATERSHED DISTRICT:	N/A
PCSR:	PHASE II NPDES
PROPOSED BUA:	> 24% HIGH DENSITY
FEMA FLOODPLAIN INFO:	PROPERTY IN ZONES X AND AE PER PANEL NUMBER: 45083C0218D - EFFECTIVE DATE 01/06/2011 (SITE IS NOT LOCATED WITHIN A FEMA FLOODWAY)

SITE DATA TABLE	
PROPOSED PUBLIC ROADWAY:	4.175 LF OR 0.79 MI
PROPOSED PRIVATE ROADWAY:	0 LF
PROPOSED RETAINING WALLS:	4 WALLS AT LESS THAN 4'

BOUNDARY SURVEY DATA	
LINE/BEARING	DISTANCE
L1 N 71°05'18" E	W 74.70
L2 N 72°28'00" E	W 118.39
L3 N 69°12'08" E	W 84.59
L4 S 33°20'08" E	E 53.45
L5 N 62°48'08" E	E 77.40
L6 N 88°57'27" E	E 133.86
L7 N 89°45'44" E	E 98.52
L8 S 67°51'36" E	E 107.53
L9 S 63°11'56" E	E 76.32
L10 S 39°37'37" E	E 1143.98
L11 S 58°17'04" E	E 41.36
L12 N 85°25'12" E	E 46.81
L13 S 75°11'54" E	E 23.10
L14 N 43°58'17" E	E 32.99
L15 S 43°57'20" E	W 125.83
L16 S 70°09'00" E	E 14.18
L17 N 35°55'35" E	W 47.85
L18 S 10°51'54" E	W 110.65
L19 S 13°11'19" E	W 25.52
L20 S 11°04'19" E	W 167.84
L21 S 30°49'27" E	E 116.98
L22 S 05°21'54" E	E 120.98
L23 S 20°55'08" E	E 184.44
L24 S 37°10'31" E	E 559.49
L25 S 62°45'04" E	E 52.47
L26 S 07°49'00" E	E 344.34
L27 S 28°59'36" E	E 373.12
L28 S 48°37'20" E	E 248.01
L29 N 74°46'43" E	E 63.97



master planning . civil engineering
urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.332.1204 . www.dpr.design
SC Eng. Firm #5039 | LA Firm #11

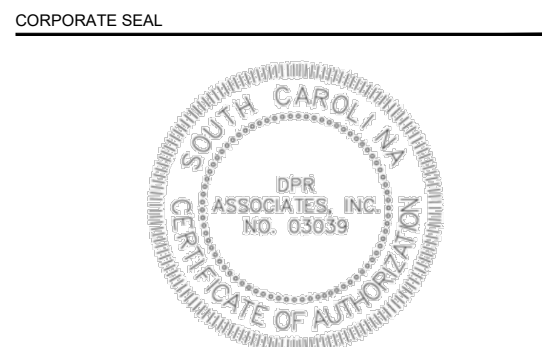
CLIENT / OWNER
MATT BATTAGLIA
12405 CRANAPPLE ROAD #202-376
ALPHARETTA, GA 30004
323-797-0111

SURVEYOR
PALMETTO CORP
2001 S. PINE STREET, SUITE C
SPARTANBURG, SC 29302
804-345-2004

GEOTECHNICAL CONSULTANT
GEOTRACK TECHNOLOGIES, INC.
3620 PELHAM ROAD, PHB #202
GREENVILLE, SC 29615-5044
864-329-4013

ENVIRONMENTAL CONSULTANT
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
777 LOWMEDES HILL ROAD, BLDG 2, SUITE 100
GREENVILLE, SC 29607
864-626-3140

TRAFFIC IMPACT CONSULTANT
DRMP, INC.
1600 INTERNATIONAL DRIVE, SUITE 600
MCLEAN, VA 22102
703-278-3180



PROJECT
STARK HAVEN

CITY OF GREER
SPARTANBURG COUNTY, SC

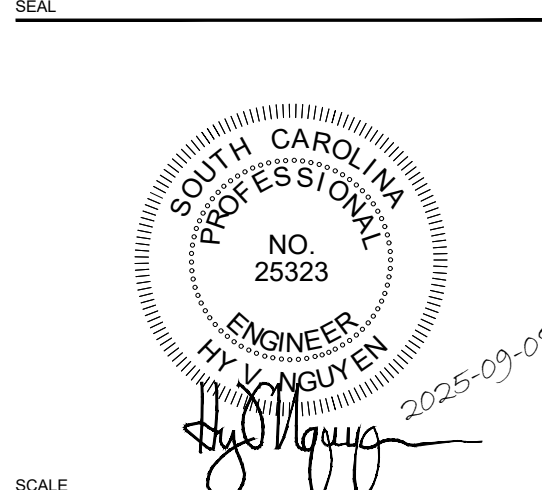
PROJECT NUMBER
25057

DATE
2025-09-08

ISSUED FOR
PRELIMINARY PLAT

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: HN
DRAWN BY: LW
CHECKED BY: HN



SCALE
AS INDICATED

DRAWING
COVER SHEET

C0.00



Greenville County Office of E911

9-1-1

FIRE • LAW ENFORCEMENT • EMS



Greenville County E9-1-1

301 University Ridge Suite 4500

Greenville, SC 29601

Jordan Lee

APPROVED

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

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

Developer/Contact Names: Mayfield Road Subdivision, LLC

Address: 12460 Crabapple Road #202-376 Alpharetta, GA 30004

Phone: 343.797-0111 (Kim Hamel - 864.526-7554)

Email: mattmailbox44@gmail.com (Kim Hamel- khamel@themontroseteam.com)

Parent Tax Map #: 5-29-00-090.00

Proposed Subdivision Names: (Approved by Spartanburg County 6.25.25)

Stark Haven

Proposed Subdivision Roads: (All approved by Spartanburg County 6.25.25)

Road B: Iron Vale Lane

Road C: Pepper Avenue

Road D: Friday Lane

Kim Hamel

From: Harris, Tiajuana <tharris@spartanburgcounty.org>
Sent: Wednesday, June 25, 2025 5:57 PM
To: Kim Hamel; Dill, Rachel; Lee, Jordan
Subject: Re: Mayfield Rd - City of Greer- Community Name and Road Name approvals

Thank you. 😊

Respectfully,

Tiajuana (Tia) L. Harris

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



~HAVE A GREAT DAY ON PURPOSE~

From: Kim Hamel <khamel@themontroseteam.com>
Sent: Wednesday, June 25, 2025 5:54 PM
To: Harris, Tiajuana <tharris@spartanburgcounty.org>; Dill, Rachel <rdill@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: RE: Mayfield Rd - City of Greer- Community Name and Road Name approvals

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You, too!

Thanks Rachel and Jordan! 😊

Kim Hamel
Sr. Project Manager
Montrose Development Group

704-828-6096 (O)
864-526-7554 (M)
khamel@themontroseteam.com

From: Harris, Tiajuana <tharris@spartanburgcounty.org>
Sent: Wednesday, June 25, 2025 5:53 PM
To: Kim Hamel <khamel@themontroseteam.com>; Dill, Rachel <rdill@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: Re: Mayfield Rd - City of Greer- Community Name and Road Name approvals

Lol!! You made it through! 😊 I agree with the below summary and I will reserve those names. Have a great rest of your day! 😊

Respectfully,

Tiajuana (Tia) L. Harris

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



~HAVE A GREAT DAY ON PURPOSE~

From: Kim Hamel <khamel@themontroseteam.com>
Sent: Wednesday, June 25, 2025 4:51 PM
To: Harris, Tiajuana <tharris@spartanburgcounty.org>; Dill, Rachel <rdill@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: RE: Mayfield Rd - City of Greer- Community Name and Road Name approvals

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Hi Tia!

The owner has selected Friday Lane! Whew....that was a doozy! Please let me know if you agree with the below summary.

Thanks 😊

Summary:

North side-

Community Name- Riley Ridge
Road: Gunner Avenue

South side:

Community Name: Stark Haven

Road Name: Iron Vale Lane
Road Name: Pepper Avenue
Road Name: Friday Lane

Kim Hamel
Sr. Project Manager
Montrose Development Group

704-828-6096 (O)
864-526-7554 (M)
khamel@themontroseteam.com

From: Harris, Tiajuana <tharris@spartanburgcounty.org>
Sent: Wednesday, June 25, 2025 10:46 AM
To: Kim Hamel <khamel@themontroseteam.com>; Dill, Rachel <rdill@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: Re: Mayfield Rd - City of Greer- Community Name and Road Name approvals

Good Morning, Kim!

It looks like the third time is a charm for the back-up name. 😊 Please let me know if you would like for me to reserve the available name. Thank you. 😊

"Hogan Way", or Hogan Drive” - **Not** available

Back-up
Friday Lane or Friday Place - Available (either suffix is also available)

Respectfully,

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



~HAVE A GREAT DAY ON PURPOSE~

From: Kim Hamel <khamel@themontroseteam.com>
Sent: Wednesday, June 25, 2025 9:09 AM
To: Harris, Tiajuana <tharris@spartanburgcounty.org>; Dill, Rachel <rdill@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: RE: Mayfield Rd - City of Greer- Community Name and Road Name approvals

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Morning, Tia! Hoping thirds a charm - how about:
"Hogan Way", or Hogan Drive"

Back-up
Friday Lane or Friday Place

Kim Hamel
Sr. Project Manager
Montrose Development Group

704-828-6096 (O)
864-526-7554 (M)
khamel@themontroseteam.com

From: Harris, Tiajuana <tharris@spartanburgcounty.org>
Sent: Tuesday, June 24, 2025 3:31 PM
To: Kim Hamel <khamel@themontroseteam.com>; Dill, Rachel <rdill@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: Re: Mayfield Rd - City of Greer- Community Name and Road Name approvals

Good afternoon, Kim!

Thank you, I did have a good weekend. I hope you did as well. Jarvis is **not** available regardless of the suffix. Fury Dr is **not** available either.

Respectfully,

Tiajuana (Tia) L. Harris

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



~HAVE A GREAT DAY ON PURPOSE~

From: Kim Hamel <khamel@themontroseteam.com>
Sent: Sunday, June 22, 2025 11:02 AM

To: Harris, Tiajuana <tharris@spartanburgcounty.org>; Dill, Rachel <rdill@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>

Subject: RE: Mayfield Rd - City of Greer- Community Name and Road Name approvals

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Good morning, Tia! Hope you had a good weekend!

South side: Can you confirm that the name Jarvis is not available even with a different suffix? If it's not available, is Fury Drive?

Kim Hamel
Sr. Project Manager
Montrose Development Group

704-828-6096 (O)
864-526-7554 (M)
khamel@themontroseteam.com

From: Kim Hamel

Sent: Wednesday, June 18, 2025 5:37 PM

To: Harris, Tiajuana <tharris@spartanburgcounty.org>; Dill, Rachel <rdill@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>

Subject: RE: Mayfield Rd - City of Greer- Community Name and Road Name approvals

Hi Tia!

Thanks for the quick turnaround... please reserve the following:

For the North side-

Community Name- Riley Ridge and

Road: Gunner Avenue

South side:

Community Name: Stark Haven

Road Name: Iron Vale Lane

Road Name: Pepper Avenue

I will get back with you on the third name as soon I hear back from the owner.

Thanks!

Kim Hamel
Sr. Project Manager
Montrose Development Group

704-828-6096 (O)
864-526-7554 (M)
khamel@themontroseteam.com

From: Harris, Tiajuana <tharris@spartanburgcounty.org>
Sent: Wednesday, June 18, 2025 4:58 PM
To: Kim Hamel <khamel@themontroseteam.com>; Dill, Rachel <rdill@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: Re: Mayfield Rd - City of Greer- Community Name and Road Name approvals

Good afternoon Kim,

Please see my comments below and let me know if you would like for me to reserve any of the available names. Please submit additional names for review as four road names are required. Thank you.

North side Preferred

Community Name: Riley Ridge
Proposed Road A – Gunner Grove Avenue - **Not** available

North Back-up:

Community Name: Riley Grove
Road A: Gunner Avenue - **Available**

South Side- Preferred

Community Name: Stark Haven
Proposed Road B: Iron Vale Lane - **Available**
Proposed Road C: Jarvis Drive - **Not** available
Proposed Road D: Vantage Court - **Not** available

South Back-up:

Community: Stark Crest
Proposed Road B: Iron Forge Lane - **Not** available
Proposed Road C: Jarvis Drive - **Not** available
Proposed Road D: Pepper Court - **I will approve this name IF you choose a suffix other than Court.**

Respectfully,

Tiajuana (Tia) L. Harris

Sr. 911/GIS Analyst
Spartanburg County
GIS Addressing Dept./Communications 9-1-1
366 N. Church St.

Spartanburg, SC 29303
Office: (864) 598-7096
Website: www.spartanburgcounty.org



~HAVE A GREAT DAY ON PURPOSE~

From: Kim Hamel <khamel@themontroseteam.com>
Sent: Wednesday, June 18, 2025 4:47 PM
To: Dill, Rachel <rdill@spartanburgcounty.org>; Harris, Tiajuana <tharris@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: Re: Mayfield Rd - City of Greer- Community Name and Road Name approvals

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Hey lady! Doing great...hope you are, also! thanks for the quick turnaround 😊

Kim

Get [Outlook for iOS](#)

From: Dill, Rachel <rdill@spartanburgcounty.org>
Sent: Wednesday, June 18, 2025 4:23:57 PM
To: Kim Hamel <khamel@themontroseteam.com>; Harris, Tiajuana <tharris@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: RE: Mayfield Rd - City of Greer- Community Name and Road Name approvals

Hi Kim,

I have Stark Haven and Riley Ridge reserved for you. Hope you are doing great!

Thank you,

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

Development/Zoning Applications begin here → [CSS](#)

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



From: Kim Hamel
Sent: Wednesday, June 18, 2025 12:19 PM
To: Dill, Rachel <rdill@spartanburgcounty.org>; Harris, Tiajuana <tharris@spartanburgcounty.org>; Lee, Jordan <JorLee@greenvillecounty.org>
Subject: Mayfield Rd - City of Greer- Community Name and Road Name approvals

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Use caution when opening attachments, clicking links, or responding to this email. Please contact IT if you have questions.

Good afternoon, Rachel and Tia! Hope your week is going well. 😊

We have been working with the staff (Heather Stahl) at the City of Greer on two new communities located off Mayfield Road, recently annexed into the City of Greer. We are preparing preliminary plans for submittal and review by the Greer Planning Commission in July.

Genelle shared your contact information with me and said that I needed to start the community naming and road name approval process with you both. I also connected with @Lee, Jordan at Greenville County E-911 today (also copied) and provided him with the same information and completed forms attached.

Can you please confirm receipt and share what the anticipated review and approval timeline is?

Thanks in Advance!

PROJECT INFO:

I've attached a copy of the site plan showing a North and South community. While both communities are shown on one plan sheet, these will be developed and sold separately.

The property owner has requested the following community and road names for both sections with a back-up in case of duplications.

- **North side Preferred**

Community Name: Riley Ridge
Proposed Road A – Gunner Grove Avenue

North Back-up:

Community Name: Riley Grove
Road A: Gunner Avenue

- **South Side- Preferred**

Community Name: Stark Haven
Proposed Road B: Iron Vale Lane

Proposed Road C: Jarvis Drive
Proposed Road D: Vantage Court

South Back-up

Community: Stark Crest
Proposed Road B: Iron Forge Lane
Proposed Road C: Jarvis Drive
Proposed Road D: Pepper Court

Kim Hamel
Sr. Project Manager
Montrose Development Group

704-828-6096 (O)
864-526-7554 (M)
khamel@themontroseteam.com

Staff Report to the City of Greer Planning Commission
Monday, October 20, 2025

Case Number: RES 25-01

Applicant: City of Greer

Request: Five-year Update to the Transforming Greer 2030 Comprehensive Plan

Analysis: **RES 25-01**

RES 25-01 is a resolution to recommend approval to City Council of the five-year update to the Transforming Greer 2030 Comprehensive Plan, adopted in January 2021.

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires all municipalities to adopt a new comprehensive plan every ten years, with smaller updates published at least every five years between full plan re-writes. This is a regularly scheduled comprehensive plan update.

This update to the Transforming Greer 2030 Comprehensive Plan provides a look back at the City of Greer's opportunities, challenges, and accomplishments from the last five years. It details recent developments and changes through the lens of each of the nine elements included in the Transforming Greer 2030 plan, highlighting the progress that Greer has made and the issues that the city has faced. The update also includes a new Future Land Use Map.

This five-year update also includes a new resiliency element. The Enabling Act of 1994 was amended in 2020 to require this resiliency element in every comprehensive plan, but by the time that legislation was passed, the Transforming Greer 2030 plan was already nearly through the approval process and the element could not be added. Therefore, the resiliency element is newly drafted and attached as an appendix to this five-year update. The City of Greer Planning Commission had a work session centered around this resilience element March 17, 2025.

Staff Recommendation: Approval



Transforming Greer 2030

2025 Update



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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires municipalities to complete full Comprehensive Plan updates every ten years and revisions every five years. The city adopted its current Comprehensive Plan, [Transforming Greer 2030](#), in January 2021.

This five-year update will proceed through each of the ten elements required by the Enabling Act. For each, we will review milestones achieved as well as preview the rest of the decade, highlighting challenges and opportunities for the city.

- » Population
- » Economic Development
- » Natural Resources
- » Cultural Resources
- » Community Facilities
- » Housing
- » Land Use
- » Transportation
- » Priority Investment
- » *Resiliency**

** The City of Greer will adopt Resiliency as an Appendix to [Transforming Greer 2030](#). The city's Comprehensive Plan was already in public hearing when lawmakers amended the Enabling Act to require the Resiliency element.*

UNIFIED DEVELOPMENT ORDINANCE

Within the City of Greer, one of the most important projects within the last five years was the adoption of a new Unified Development Ordinance (UDO), replacing the city's previous Zoning Ordinance and Land Development Regulations. The UDO amended the city's development standards

and zoning classifications and streamlined the development process by providing greater clarity for residents, contractors, engineers, and developers alike.



FORGREER

In March 2024, the City of Greer announced its latest initiative, [ForGreer](#), to invest in the community and prepare its citizens for the opportunities and challenges presented by growth by developing four keystone projects dealing with public safety, recreation, and economic development. These four projects include a new public safety training facility, fire station, sports and events complex, and downtown parking garage.

IMPACT FEES

The City of Greer adopted impact fees in October 2024. These fees, collected at the time of building permit issuance, serve to offset the costs of growth by funding projects in four sectors: parks & recreation, police, fire, and public safety. With these additional funds, the city is setting itself up to provide its citizens with high-quality services for generations to come.

ORGANIZATION

The city has demonstrated adaptability over the last half decade, responding to challenges like the coronavirus pandemic by implementing a new online community development permitting platform and adjusting recreation events to accommodate social distancing. Organizationally, the city brought economic development in-house and created new positions related to tourism, communications and strategic initiatives. This year, the Planning and Development Department (PDD) will begin growing its social impact portfolio with a focus on community engagement.





POPULATION

POPULATION

Since 2020, Greer has continued to experience significant growth, though not with the same pace seen in the 2010s. ESRI data estimates the current population at just over 40,000, while internal estimates based on housing starts put that number closer to 50,000. Our community has an average annual growth rate of a little over six percent.

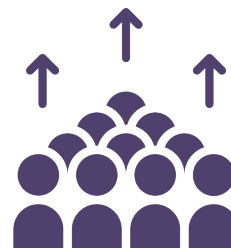
NET MIGRATION

During the COVID-19 pandemic, the in-migration rate for the Greenville-Spartanburg area more than doubled. According to a [2024 report by Colliers](#), this marked the most substantial shift in migration patterns among South Carolina's four largest metropolitan areas. Positive net migration rate means more people are entering the area than leaving, resulting in population growth. Net migration can significantly impact a region's demographics, labor force, and social structure.

POPULATION CHARACTERISTICS

While many characteristics such as median age, age distribution, percent of population by gender, racial composition, employment by industry, and educational attainment have remained similar, there have been some notable changes over a five-year period.

TOTAL POPULATION



40,029 in 2024

31,594 in 2019

AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD



3.12 in 2024

2.54 in 2019

MEDIAN HOUSEHOLD INCOME



\$72,580 in 2024

\$54,297 in 2019





ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

The city has experienced robust residential and commercial growth during the last five years. A growing number of notable companies like Proterra, Benore Logistics, and Plasman have made the decision to locate in Greer, attracted by an experienced workforce and the close proximity to the GSP airport and the Inland Port. The city has made deliberate efforts to strengthen its market position.

In 2022, the city created a new Tourism Specialist position and launched [Discover Greer](#). This initiative highlights the local businesses and special events that make Greer a desirable destination.

STRENGTHENING DOWNTOWN

With the completion of Greer Station streetscape improvements in 2019, downtown Greer was primed to draw new residential and commercial interest. Since that time, the Park View Greer apartments have opened and more are under construction at the former Victor Park and historic Greer Mill. A second city parking garage is also slated for construction to alleviate the demand for parking closer to Trade Street.

CAPITALIZING ON REGIONAL POSITION

In 2023, Greer Development Corporation joined forces with the city and formed the city's new Economic Development division. The move promotes efficiency and aligns the goals of the city with the Greer Development Corporation. The alliance has proven fruitful, with several major employers opening new facilities in the area, including BMW, Omron, Nifty Lift, and the Matica Group.

Advanced manufacturing is the second leading industry in South Carolina, and automotive manufacturing is a major economic driver in the Greer area. A \$55 million expansion project doubled the cargo capacity at [Inland Port Greer](#). The additional capacity will likely attract more companies to locate near this critical infrastructure hub, driving jobs and economic growth for Greer and the Upstate.

[GSP Airport](#) is also expanding its facilities and operations, planning \$500 million in capital improvements over the next five years. This includes a terminal expansion that will add five gates, roadway improvements to prepare for the increase in traffic, and a new parking garage. Additional improvements are planned for expanding cargo operations. The airport recently added 50,000 square feet of cargo capacity to its warehouse and increased the size of its apron to accommodate up to six Boeing 747 aircraft simultaneously.



The largest employer in the area is [BMW](#), and the company's logistics and vehicle accessory centers are located within city limits. The upstate manufacturing plant exports 60 percent of all vehicles produced. With the anticipated completion of the battery plant in 2026 and the addition of electric vehicles to the assembly line, more employment opportunities are expected.

DIVERSIFICATION OF INDUSTRY

As Greer continues to grow, the city must continue to diversify for economic resilience. One example is the fast-growing food and beverage manufacturing industry. The healthcare industry is also continuing to grow. [Prisma Health](#) is currently planning a \$350 million expansion at Greer Memorial Hospital that will improve patient services across several specialty departments.

As Greer continues to guide economic partners toward success, it must also navigate increasing competition from the rapid growth of neighboring jurisdictions. The expansion of surrounding communities, especially near the region's logistics hub, constrains Greer's physical and economic growth opportunities. To remain competitive, the city must consistently elevate its distinctive strengths, including its skilled, diverse workforce, to stand out in a crowded regional landscape.

In 2024, BMW announced a \$1 billion investment in Plant Spartanburg in the Greer area to meet the growing demand for electric vehicles.





NATURAL RESOURCES

NATURAL RESOURCES

The City of Greer's natural resources are perhaps some of its most valuable assets. Since the last Comprehensive Plan update in 2020, we have worked hard to protect our natural systems and expand opportunities for our residents to enjoy the beautiful nature that Greer has to offer.



STORMWATER MANAGEMENT

Over the last five years, our Engineering Department has been hard at work protecting the city's communities and ecosystems from a variety of stormwater hazards. In 2023, the department completed a Pilot Watershed Study, which set out to establish the baseline conditions of the city's watershed assets. Since then, the department has begun using Cartegraph software to monitor and manage assets moving forward. These tools serve to ensure that the city's watershed infrastructure is well suited to meet the challenges of future growth.

Engineering staff have also continued to manage the department's [Stormwater Management Program](#), which has grown to include a number of ventures aimed at boosting local partnerships in the protection of water resources. Community events like

[Lake Robinson Day](#) and initiatives such as Adopt-a-Highway and Adopt-a-Stream have fostered strong public engagement and environmental stewardship. Through partnerships with organizations like Clemson Extension and Upstate Forever, the city has advanced streambank stabilization and revitalization efforts, helping to safeguard the health of our waterways for future generations.

The city's ongoing participation in the [National Flood Insurance Program \(NFIP\)](#) plays a vital role in promoting resilient and responsible development. By closely tracking updates to FEMA floodplain mapping, the department helps ensure that growth in Greer occurs with proper safeguards—protecting both property and public safety while maintaining access to federally backed flood insurance for residents.



TREE PROTECTION

Looking beyond stormwater and flooding concerns, the city has made progress elsewhere in preserving our natural resources. The [Unified Development Ordinance \(UDO\)](#), adopted in late 2023, requires all new projects to retain a Tree Save Area equaling ten percent of the total site area. This serves to preserve existing tree cover while also establishing planting standards for buffer areas and road frontages, providing a path to maintain a healthy tree canopy. Between tree protection and replacement requirements and tree save area standards, the city is taking active steps to mitigate the clear-cutting of land. On top of that, the UDO institutes protective measures to support our tree canopy by restricting certain invasive species and adding species diversity requirements.

RECREATIONAL TRAILS

The Parks, Recreation & Tourism (PRT) Department has recently been hard at work planning the Wards Creek Trail and South Tyger River Greenway. When they are completed, these trail systems will serve residents by providing them with access to recreational opportunities along beautiful natural corridors.

PRT has made headway in conservation initiatives elsewhere in the city, too. Thanks to their efforts, Greer became the first city in South Carolina to earn the Monarch City USA designation in 2022 because of its support of the local monarch butterfly population. Also in 2022, a multi-year effort to create and maintain wildlife-friendly spaces culminated in the City of Greer's recognition as a National Community Wildlife Habitat by the National Wildlife Federation.

Greer's recognition as a National Community Wildlife Habitat was the result of 300 individual certifications over a two-year period.



COMMUNITY PARTNERSHIPS

Naturally, Greer's conservation initiatives could not succeed without the cooperation of community partners such as garden clubs and student organizations. With their help, the city has planted gardens at City Park, Century Park, and the Center for the Arts. More recently, a two-acre parcel beside the Greer Golf driving range was planted to support local wildlife. The continued growth of Greer's gardens has provided valuable habitats for local species and helped counteract some of the habitat loss that has resulted from the surge of development.

CONTINUED STEWARDSHIP

The City of Greer has faced unprecedented growth in recent years, and that trend is likely to continue. Therefore, the city needs to be mindful of how continued development might impact our natural resources. The city should remain a dutiful steward of these assets while also recognizing the benefits of growth.





CULTURAL RESOURCES

CULTURAL RESOURCES

The City of Greer prides itself on being a great place to live, work, and visit—and at the heart of that identity are the cultural resources that enrich our community. These resources reflect our city's heritage, creativity, and diversity and include spaces and experiences that strengthen civic pride, foster social connection, and enhance the overall quality of life for residents and visitors alike.

Cultural resources in Greer include a wide range of assets: historic landmarks and buildings, public art installations, museums, libraries, performing arts venues, festivals, and community-based arts programs. Together, they tell the story of Greer's past, celebrate its present, and inspire a vibrant future.

As Greer continues to grow and evolve, intentional planning for the preservation, promotion, and integration of cultural resources is essential. Investing in cultural infrastructure not only supports the arts and humanities, but also contributes to economic development, tourism, education, and neighborhood vitality.

STRONG CULTURAL PROGRAMMING

Since 2020, the City of Greer has continued to cultivate some of its most beloved programs and its arts classes, fairs, festivals, symphonies, and summer camps are becoming more popular than ever. The continued population growth has brought with it certain challenges, however. Many of our programs are at maximum capacity, and city staff have had to work hard to provide ample opportunities for cultural enrichment and recreation with the finite resources at their disposal.



Despite these challenges, the Parks, Recreation & Tourism (PRT) team has risen to the occasion and invested in a number of popular events our residents enjoy year after year. The city's Holiday Arts Fair and [International Festival](#) have grown significantly during the last five years, with 20,000 people attending the International Festival in 2025.

In recent years, Greer has also taken additional steps to create new events celebrating the many cultures of the people who make up our home. By working alongside community groups, the city has begun to celebrate Juneteenth and host art exhibitions centering on the work of Asian American, Pacific Islander, and Hispanic artists. In 2024, the city held its inaugural [Dia de los Muertos Festival](#) which proved to be a big success bringing in more than 1,300 people.





PUBLIC ART

The city has worked to steadily grow its public art collection by working with individuals and organizations to bring art to the everyday landscape of our community. For instance, the Cultural Arts division has worked tirelessly with The Butterfly Project and members of our community to create 700 ceramic butterflies which will be displayed in Greer as a somber reminder of the children killed during the Holocaust.

HISTORIC PRESERVATION

Lastly, the City of Greer has been hard at work pursuing the preservation of historic properties through regulations in the Unified Development Ordinance and encouraging property owners to pursue a listing on the National Park Service's National Register of Historic Places (NRHP). Most recently, [Greer Mill](#) was listed on the NRHP thanks to the collaboration between its new owners and the South Carolina Department of Archives & History. During that process, the city also designated the Mill as a local historic place.

CONTINUED SUPPORT

Greer has made significant progress in expanding its cultural resources since the last Comprehensive Plan was published in early 2021, and the city will continue to build upon the progress it has made in order to ensure that our community is, and will remain, one that is uniquely positioned to offer its residents the highest quality of life.

The next five years will not be without challenges. As trends in sports, art, and culture continue to evolve, the city will need to work hard to keep up with the times and plan ahead to keep its residents happy and healthy.





COMMUNITY FACILITIES

COMMUNITY FACILITIES

Community facilities range from utilities and emergency services to recreational and cultural amenities. This category has seen a lot of growth over the last five years. The [ForGreer projects](#), discussed in the Priority Investment section, will also support citizen needs for years to come.

PARKS AND RECREATION

At the center of town, the city sold the property that housed the aging Victor Gym and began to design a new state-of-the-art sports and events center. The city built new basketball courts at Stevens Field and Turner Park has a new baseball field. Improvements at Turner Park also included a batting cage, a new playground area, restrooms, and ample parking.

In 2022, the city significantly updated [Kids Planet at Century Park](#) with completely new playground equipment, a new parking lot at the lower entrance to the park, a walking trail with fitness stations, and upgrades to the picnic shelters.



In 2024, [East Riverside Park](#) reopened after extensive renovations. East Riverside Park, a county park located within the city, is the home of the Upstate's largest pickleball complex with 18 pickleball courts, a sand volleyball court, and athletic fields. The city updated the Tryon Park and Recreation Center in 2022 to include ten pickleball courts.

[Greer Golf Course](#) received extensive renovations. The city converted the pool area into restrooms and an outdoor space with a bar that's available for event rentals. The clubhouse and pro shop were also completely renovated. White Wine and Butter recently moved to Greer Golf as the on-site restaurant.

CULTURAL ARTS

The [Edward R. Driggers Center for the Arts](#) opened in 2019 and has since evolved. The property now has three carved tree sculptures and two 'tube dudes,' public art installations made of metal tubes. A permanent chalk wall is located in the parking lot, and the clay studio was expanded to accommodate local demand. More gallery lighting was installed to highlight featured artwork and theatrical lights and sound panels were added to the auditorium. Local





organizations such as the Daughters of the British Empire and the Greer Garden Club planted several new trees on the property.

PUBLIC WORKS

Greer Commission of Public Works (CPW) is the predominant utility provider throughout the city. In the last five years, it has focused on several capital projects to improve service efficiency and reliability. CPW has been working to replace conventional meters with advanced meters which allow customers to monitor hourly usage. CPW expanded the [Maple Creek Wastewater Treatment Plant](#) in 2021. A \$500,000 grant awarded by the S.C. Rural Infrastructure Authority helped fund the expansion. This plant serves BMW and the surrounding areas, including HWY 101 south of I-85.

The City of Greer's Engineering and Public Services Departments have worked together to implement the recommendations of the Pilot Watershed Study, providing upgrades, maintenance, and repairs to the city's stormwater infrastructure.

PUBLIC SAFETY

Public safety facilities received additional attention to improve emergency response. In 2022, the city acquired the former Pelham-Batesville Fire Station on Highway 14 and also secured a partnership with the Taylors Fire Department Rescue Station 3 on St. Mark Road.

The city closed the Hood Road Fire Station in 2025 to build a new public safety training facility. The fire department opened [Station 42](#) on the corner of Suber Road and Chicks

Springs in Fall 2024. Station 42 is optimally located to provide quicker deployment and response times.

A new fire station is slated for the Lake Cunningham area as part of the ForGreer initiative. This fire station will serve the northernmost parts of the city with a rapid medical response vehicle and water rescue in addition to fire service.

SCHOOLS AND CHILDCARE

With rapid growth in both Greenville and Spartanburg counties, the school districts have responded. Woodland Elementary on Gibbs Shoals Road completed a renovation and addition project that added 38,000 square feet for 25 classrooms and new educational support spaces.

In Spartanburg County, Abner Creek Middle School opened in time for the 2024-2025 school year. Byrnes High School in Duncan completed Phase 2 of its expansion project adding 127,401 square feet consisting of 42 classrooms, science labs, a media center, and a new administration and guidance wing. Phase 3 is currently underway and will add another 150,000 square feet of classroom space, a new gymnasium, and other specialized rooms.

Childcare centers are crucial for cities, as they support working parents and help build economies and community. Greer is no exception. Several new childcare centers have opened in the last five years to support the growing community. Some of the new facilities include the Learning Experience on Suber Road, Foundations Early Learning Center on Highway 14, Little Me Academy on Highway 101, Big Blue Marble on Brushy Creek Road, and Kinder Joy Learning Academy on Wade Hampton.

TRAILS

Improving access to recreational opportunities was identified as a major goal in the Comprehensive Plan. Parks and Recreation has two multi-use recreational paths in the planning stages. The Wards Creek Trail will connect the Sunnyside Neighborhood to downtown Greer with a 12-foot-wide paved trail that will accommodate pedestrians and bicyclists. The Wards Creek Trail has received funds from the Greenville-Pickens Area Transportation Study (GPATS) and the South Carolina Ports Authority.

The South Tyger River Trail will run along the South Tyger River at County Club Road Park. This trail will be 12-feet-wide and ADA accessible with two river overlooks. Once completed, it will connect to the Cypress Landing Neighborhood, Greer Golf, and Greer High School.

The city recently completed a Downtown Parking Study, which includes the addition of a new municipal parking deck.



FURTHER INVESTMENT

Community facilities reach every part of residents' lives. They are a significant part of why Greer is such a great place to live. The city is working to continue to meet community needs by investing in the infrastructure that serves as a backbone to the community. More projects on the horizon will carry Greer into the next decade of growth and change.







HOUSING

HOUSING

Greer is committed to increasing housing diversity to meet the needs of people of all ages, incomes, and abilities. The adoption of the Unified Development Ordinance (UDO) in 2023 served as a catalyst towards this goal. The UDO encourages density with smaller lot sizes and allows for a variety of housing types, such as duplexes and accessory dwelling units (ADUs).

HOUSING STARTS

Housing starts have remained strong over the last five years. The average number of housing starts from 2020-2024 was 1,109 per year. Multi-family housing starts increased with nine new projects totaling 1,614 units.

62% of housing in Greer is owner-occupied, 30% rental units, and 7% vacant. This marks a four percent increase in owner-occupied housing since 2019.

HOUSING VALUES AND AFFORDABILITY

The median value of owner-occupied housing in Greer is \$264,300, which is ten percent higher than the Greenville Metro Area. Approximately 37% of all owner-occupied units in Greer are valued between \$200,000 and \$300,000.

Housing is generally considered to be affordable for an individual or family if all housing associated costs do not exceed 30 percent of the household income. Households paying more than 30 percent of their income are cost-burdened, and households paying more than 50 percent are considered extremely cost-burdened.

estimates that there are at least 46,000 Greenville County individuals and families who are cost-burdened. Most are renters and households under the age of 35.

One emerging housing trend changing the market is Build-to-Rent communities (BTR). In 2024, there were 66 active BTR communities in South Carolina, with an estimated 46 communities pending. In Greer, there are two completed BTR communities and more on the way.

HOMELESSNESS

The US Department of Housing and Urban Development's 2023 point-in-time estimate showed an increase in homelessness in almost every state including South Carolina. HUD reported a 13% increase in homelessness in our state from 2023 to 2024. A shortage of affordable housing and the rising cost of living has outpaced wage growth and has put more households at risk.

Year-over-year, the pace of housing development has remained strong, supported by the adoption of the UDO. Owner-occupied housing has increased by a small margin and median home values remain high within the region. However, there has also been a rise in cost-burdened households and homelessness, in part because pandemic-related support has ended. The city continues to work towards supporting housing diversity, infill housing, and affordable housing that will meet the needs of Greer's residents without sacrificing community character.

[The Greenville Housing Authority \(GHA\)](#)





LAND USE

LAND USE

As Greer has continued to experience unprecedented growth, the city has worked to utilize its land use policies to guide and nurture smart growth strategies.

ANNEXATIONS

Greer's incorporated area has continued to expand alongside its population. From 2021 to mid-2025, Greer City Council approved 61 annexation requests involving 82 properties. With the inclusion of these parcels within the city limits, the City of Greer has grown by around 637.038 acres, nearly a full square mile. The amount of newly annexed land has fallen from a peak of more than 340 acres per year in 2018 and 2020, with more recent years typically seeing 100-150 acres per year. 2022 was an exception to this trend, with 24 properties constituting more than 241 acres of land coming inside the city limits. Among those property owners who requested to annex into the city, some of the most common reasons given for their decision were the desire for public services and the need to connect to Greer CPW's sewer system.

From January 2021 to June 2025, the City of Greer processed 102 rezoning requests.

POLICY UPDATES

The most consequential changes to the City of Greer's land use in the last five years did not come from individual rezoning or annexation cases. They came with the adoption of the [Unified Development Ordinance \(UDO\)](#) in November 2023. The UDO updated the city's zoning district

classifications and amended the zoning standards for each.

FUTURE LAND USE MAP

This five-year update will include an updated Future Land Use Map (Appendix B). The biggest change will be updating areas south of I-85 previously designated as character area Traditional Neighborhood that should have been identified as Suburban Neighborhood. There will also be adjustments to the Suburban Commercial character area as it originally included residential developments that are more suited for Traditional Neighborhood.

CONTINUED GROWTH

As the City of Greer continues to grow, we will need to be careful to adapt our land use regulations to best meet the challenges presented by that growth and pursue our goal of creating a safe, healthy, and accessible city for all. Areas that will prove particularly challenging include those districts south of I-85, where residential neighborhoods and manufacturing centers continue to develop in close proximity to one another.







TRANSPORTATION

TRANSPORTATION

Transportation is the critical link that connects our residential districts and commercial hubs. In order to adapt to the evolving needs of Greer's transportation network, the city has completed several studies to identify opportunities for future improvements.

STUDIES

Greer Station has evolved dramatically over the last five years, and more changes are coming. In 2022, the Downtown Traffic Impact Analysis studied 27 intersections in and around downtown to assess current and future traffic conditions. Twelve improvements were recommended to address circulation efficiency as density and redevelopment continue to increase.

In late 2024, the city was selected to receive a Safe Streets for All grant from the US Department of Transportation. This funding will make a city-wide safety study possible and pave the way to reduce crashes and improve pedestrian and vehicular safety.

Another exciting study involving transportation improvements is the Upstate Mobility Alliance's Mobility Hub Study, completed in Spring 2024. The study identified the Greenville-Spartanburg International Airport as a viable location for a regional public transit hub. The airport's central location in Greer makes it the ideal connection point between Clemson, Greenville, and Spartanburg.

A more recent study completed by the city is a Quiet Crossing Rail Corridor study. This study identifies the improvements required to establish a quiet crossing zone for the five



Norfolk Southern Line crossings in downtown Greer.

INFRASTRUCTURE

Several intersections around the city have either seen significant improvement or significant changes. The roundabout at Gibbs Shoals and W. Phillips was completed in 2023 taking the intersection from one of the deadliest in the city to one of the safest.

In 2021, a road diet project improved safety along N. Main Street. The project reduced N. Main from four travel lanes to two, significantly reducing conflict points for drivers. The complementary W. Poinsett Street road diet was completed in 2023, reducing the travel lanes from four to two lanes with a bi-directional turn lane in the center. This reduced rear-end collisions that were common along the corridor and gave through traffic wider, more comfortable travel lanes.

In 2020, the Biblebrook bridge was closed for safety reasons, but it created a significant loss for Greer's road network. The city is working to identify federal and state resources to help fund a replacement bridge. Across town,

the Suber Road and Chick Springs intersection will receive new safety improvements from DOT.

EMBRACING TECHNOLOGY

A new asset management tool, Cartegraph, is being employed by the Engineering department to catalogue the condition of city roads, storm drains and pipes, and other critical assets. This tool will map the physical location of all city assets and help predict degradation over time, so repairs and maintenance will be more predictable.

The Public Services department works hard to maintain and improve infrastructure throughout the city. Since 2020, the team has filled more than 1,000 potholes and replaced 5,188 linear feet sidewalk.





PRIORITY INVESTMENT

PRIORITY INVESTMENT

One of the greatest challenges facing Greer, like all municipalities, is determining how to best allocate finite resources.

FACILITIES

Previously highlighted in the Community Facilities element, the city purchased [Greer Golf](#) in early 2020 and has since expanded the grounds and renovated the facilities. To support public safety, Greer acquired a fire station on S. Highway 14 in 2022, before constructing the state-of-the-art [Station 42](#) on S. Suber Road in 2024. With these new stations, the city has bolstered its ability to efficiently respond to emergencies.

IMPACT FEES

In an effort to help cover the cost of these additional services and facilities, the City of Greer adopted impact fees in October 2024, forging a path for new development to pay for the additional services required to support it. Impact fees will help fund capital projects for public safety and recreation.

FORGREER

Perhaps the most notable program of the last five years is the [ForGreer initiative](#) announced in 2024. Over the course of four years, the city is investing about \$100 million in four projects that support public safety, recreation, and downtown businesses.

PUBLIC SAFETY TRAINING CENTER

Supporting the Greer Police Department, Greer Fire Department, and other municipalities, the training center on Hood Road will feature a 50-yard indoor firing range, a new fire training tower, and seminar classroom space. Construction is on schedule, and the facility is slated to open in early 2026.



SPORTS AND EVENTS CENTER

Plans for this 200,000 square foot facility include nine basketball courts, 18 volleyball courts, multi-sport simulators, and event space. The estimated economic impact is up to \$20 million annually. The site development plan is approved and building design review is underway. The new facility is expected to open in early 2027.



DOWNTOWN PARKING GARAGE

Initial design concept for this multi-story structure contains a glass tower and blends mill heritage with modern touches. This project, a key implementation initiative of the Downtown Parking Study, will add hundreds of additional parking spaces to serve Greer Station.



GROCE MEADOW RD. FIRE STATION

This new fire station will support the Lake Cunningham area and serve as a suburban response facility. The station will also house water rescue apparatus and Quick Response Vehicle (QRV) medical teams.



With these significant investments, Greer is positioning itself to meet the challenges of continued growth while ensuring the highest quality of services for its citizens.





NEXT STEPS

NEXT STEPS

This five-year update will provide a benchmark to measure progress toward strategy implementation. The Future Land Use Map (Appendix B) will serve as a decision-making tool to recommend appropriate zoning districts for annexations and rezonings.

The city will adopt a new Comprehensive Plan in 2030. This plan will be created with extensive community engagement and stakeholder input and will likely take 18 months to two years to develop. The 2030 plan will include an inventory of existing conditions, a statement of needs and goals; as well as implementation strategies.

With continued growth in both population and land mass, it is important to regularly revisit the plan to ensure it remains a relevant, long-term guide for future development that reflects evolving population trends and community values and addresses potential emerging issues.







APPENDIX A - RESILIENCY

APPENDIX A - RESILIENCY

The South Carolina Office of Resilience (SCOR) defines resiliency as, “the ability of communities, economies, and ecosystems within South Carolina to anticipate, absorb, recover and thrive when presented with environmental change and natural hazards.

The push for local resiliency resources in South Carolina came in the wake of several catastrophic storms. A thousand-year flood event rocked the state in 2015. Hurricane Matthew hit in 2016, and Hurricane Florence brought record rainfall in 2018. These storms killed dozens of people, caused billions of dollars in property damage, and prompted lawmakers to issue a call to action to every level of government in the state.

In 2020, the South Carolina legislature passed the Disaster Relief and Resilience Act, which amended the Comprehensive Planning Enabling Act (SC Code Section 6-29-510) to require municipalities to include a resiliency element in comprehensive plans. This inclusion was meant to prompt municipal governments to be more intentional about preparing for and mitigating against future hazards so that, when those hazards inevitably occur, communities can get back on their feet more quickly.

Since the act's passage, events have continued to emphasize the need for better and comprehensive action to mitigate the risks facing the state's communities. This includes both global scale with the coronavirus pandemic beginning in March 2020 and more localized natural disasters. In September 2024, Hurricane Helene brought destructive winds and torrential rains resulting in power outages and damage to personal property and municipal infrastructure throughout the Upstate.

In the weeks and months that followed Hurricane Helene, the City of Greer's Public Services team collectively worked about 4,200 work hours to clear more than 3,000 cubic yards of debris.





HAZARD MITIGATION

The City of Greer participates in several local planning efforts, including the Multi-Jurisdictional Hazard Mitigation and Resiliency Plans for both Greenville (2025) and Spartanburg counties (2022). These plans identify the likeliest natural and manmade hazards to impact the Greer area, which include:

- » Ice Storms
- » Lightning
- » Strong winds
- » Tornados
- » Hailstorms
- » Heatwaves/extreme heat
- » Hurricanes/tropical storms
- » Severe thunderstorms
- » Earthquakes
- » Landslides
- » Floods
- » Wildfires
- » Hazardous materials incidents
- » Transportation incidents
- » Droughts

These plans also provide a roadmap to better mitigate the risks those hazards pose. Most notably, the plans lay out specific strategies to encourage investments in emergency response personnel, facilities, resources, and public education in emergency preparedness practices.

The city has been actively pursuing the strategies identified in the plans. Recognizing that resiliency is a goal that involves every

level and facet of a community, we have been working tirelessly to cultivate an environment of mutual, multi-level support.

CAPITAL PROJECTS

The ForGreer projects discussed in the Introduction section of this Comprehensive Plan revision include a state-of-the-art public safety training center as well as a new fire station. These facilities will help ensure our staff has the training and equipment it needs to respond to manmade and natural hazards. The city's proposed parking garage and Sports & Events Center will spur economic development, encourage private investment, and attract tourists into the heart of our community.

USEFUL RESILIENCY RESOURCES

- » [US Climate Resilience Map and Toolkit](#)
- » [Climate Risk and Resilience Portal](#)
- » [Shi Institute for Sustainable Communities](#)
- » [FEMA National Risk Index](#)
- » [Baseline Resilience Indicators for Communities \(BRIC\) Index](#)
- » [FEMA Community Lifelines](#)
- » [SCOR Resilience Atlas](#)



Goal: *The City of Greer will foster a community that is physically, socially, economically, and environmentally resilient in the face of natural and manmade hazards.*

Objective 1: The city will encourage physical resiliency by mitigating against threats and continuing to pursue best practices for emergency management.

Strategies

- » Identify and prioritize the natural and manmade hazards that pose the greatest threat to the City of Greer and its residents by engaging with diverse stakeholders and regularly updating the city's hazard mitigation and resiliency resources to effectively address those threats.
- » Take advantage of grants/funds whenever possible to aid in resiliency projects while also encouraging private citizens and other stakeholders to do the same.
- » Invest in public education to promote emergency preparedness through outreach, community workshops, resource libraries, trainings, partnerships, and more.
- » Continue to invest in emergency response personnel, facilities, and equipment and consider training additional city staff in the fundamentals of emergency preparedness and management.
- » Ensure that stormwater management plays a major role in all future development considerations.
- » Work with surrounding jurisdictions, including Greenville County and Spartanburg County, to coordinate resiliency planning efforts and form relationships that mutually bolster our communities' resilience.

Objective 2: The city will foster community resiliency by cultivating strong, adaptive communities and people.

Strategies

- » Foster stable, strong, and connected neighborhoods by encouraging community networks, events, and projects such as block parties, community gardens, and other initiatives focused on bringing people together.
- » Encourage the development of a broad range of housing types in order to meet the needs and wants of different sections of the community.
- » Engage with partner organizations to host information/education sessions for people to get to know their neighbors while learning about emergency preparedness/resilience best practices.

Objective 3: The city will seek economic resiliency by pursuing smart, sustainable growth strategies.

Strategies

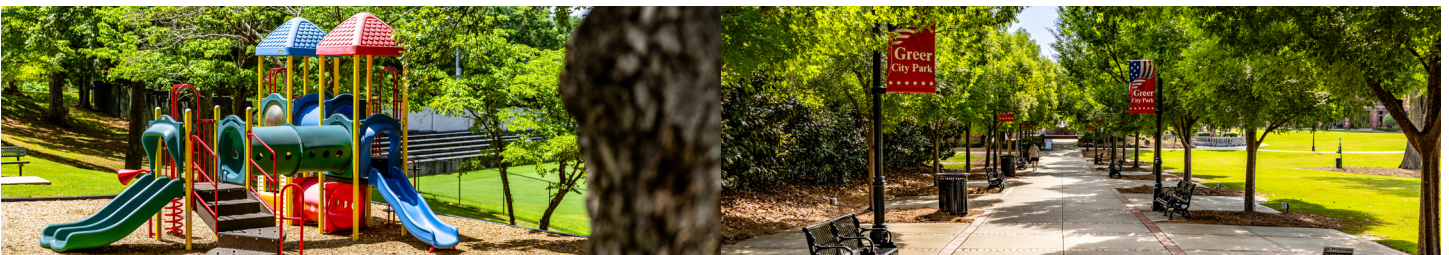
- » Foster a welcoming business environment and provide support to retain existing businesses.
- » Diversify the City of Greer's economic base by working to attract companies from a variety of industries that can provide meaningful employment opportunities for our citizens.
- » Work to reduce income inequality and increase homeownership.



Objective 4: The city will cultivate its environmental resilience by promoting for green initiatives in our developments and communities.

Strategies

- » Encourage the development of more interconnected green spaces and institute initiatives to increase tree cover and variety.
- » Consider creating a Green Infrastructure Plan to strategically incorporate natural systems and practices that could ultimately bolster the city's overall resiliency.
- » Prioritize infill and density in and around the downtown core and key corridors to minimize environmental impact.
- » Incentivize development (or redevelopment) of green infrastructure.

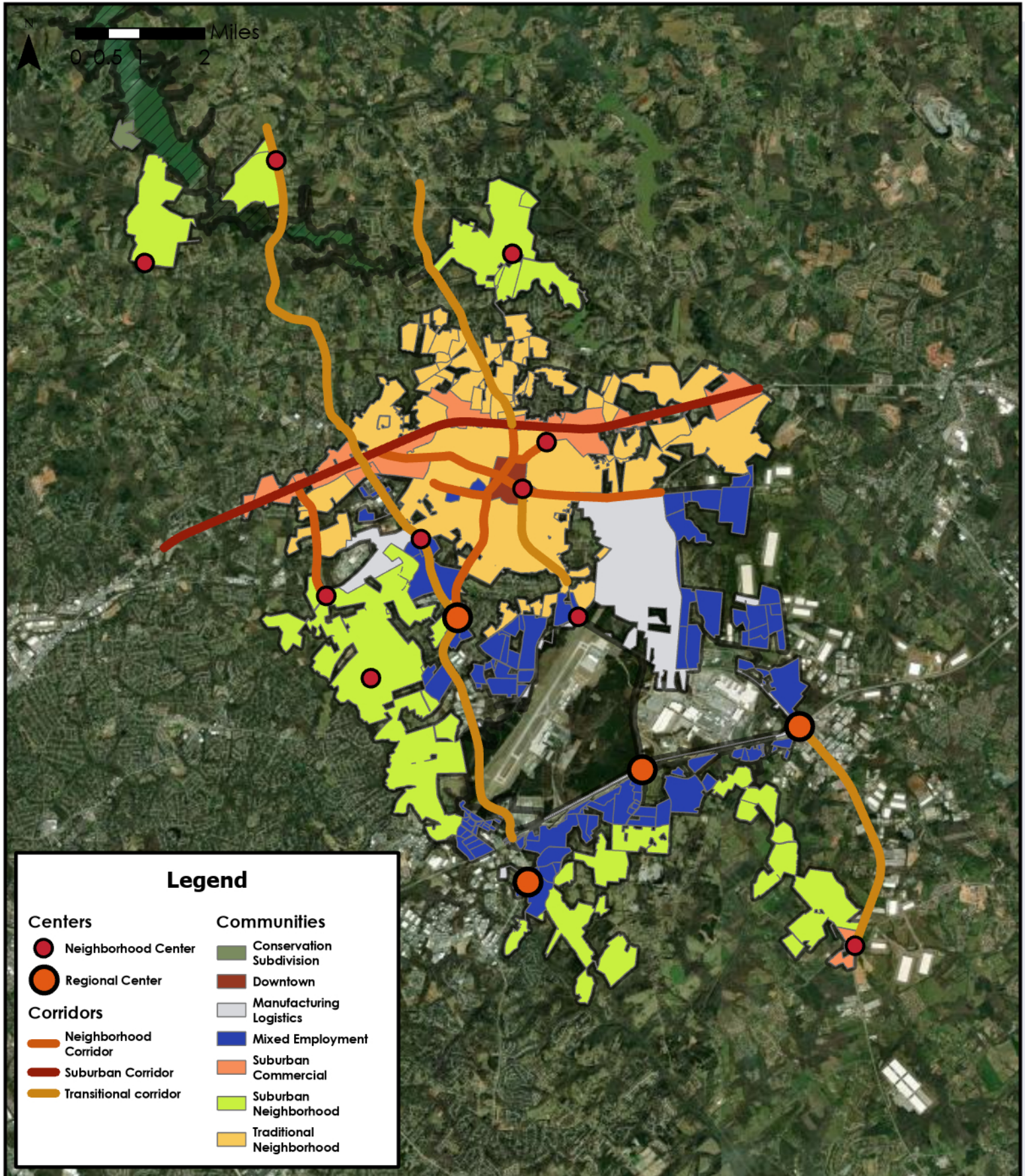




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APPENDIX B - FUTURE LAND USE MAP



PROPOSED FLU MAP

Created by the City of Greer Planning & Development Department: 9/5/2025 10:46 AM

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**City of Greer Planning Commission
Resolution 2025-01**

**A RESOLUTION OF THE CITY OF GREER PLANNING COMMISSION RECOMMENDING
APPROVAL OF THE FIVE-YEAR UPDATE TO THE COMPREHENSIVE PLAN –
*TRANSFORMING GREER 2030***

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-510 et seq., as amended) requires local governments to establish a Comprehensive Plan, the local planning commission review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years, and update the Comprehensive Plan at least once every ten years; and

WHEREAS, the Planning Commission is responsible for undertaking a continuing planning program for the growth, development, and redevelopment of its jurisdiction; and

WHEREAS, the Planning Commission initiated a review of the five- year update to the Comprehensive Plan, which included a review of existing conditions, population trends, and progress on implementation strategies to guide future growth and development; and

WHEREAS, the Planning Commission, with the assistance of planning staff, reviewed the update, including the Future Land Use Map, and has determined that it continues to guide the jurisdiction's future in an effective and achievable manner and reflects the community's shared vision for the future; and

WHEREAS, the Planning Commission has determined that the update addresses critical elements, including Housing, Land Use, and Resiliency to meet the community's evolving needs; and

WHEREAS, the Planning Commission has concluded that the updated Comprehensive Plan and Future Land Use Map is in the best interests of the City of Greer and its residents; and

WHEREAS, on October 20, 2025, the Planning Commission held a duly advertised public meeting and considered the Comprehensive Plan Five-Year Update for recommendation to the City Council for adoption.

NOW, THEREFORE, BE IT RESOLVED by the City of Greer Planning Commission, as follows:

Section 1: Consideration and Recommendation of Approval

The City of Greer Planning Commission has reviewed and recommends approval of the five-year update to the *Transforming Greer 2030* Comprehensive Plan and its appendices, as referenced in Exhibit A.

Section 2: Transmittal to Governing Body

The Planning Commission hereby directs its staff to transmit this resolution and the updated plan to the City of Greer City Council for its formal consideration and adoption by ordinance.

Section 3: Effective Date

This Resolution shall become effective immediately upon its adoption by the Planning Commission.

PASSED, APPROVED by the City of Greer Planning Commission this 20th day of October 2025.

Walden Jones, Planning Commission Chair

Ashley Kaade, Planning Manager

Staff Report to the City of Greer Planning Commission
Monday, October 20, 2025

Case Number: RZ 25-10

Applicant: Jared Moore

Property Location: Bennett Center Dr

Tax Map Numbers: G010000500500

Existing Zoning: Office Professional (OP)

Request: Rezone to Medium Density Residential (MD)

Size: 2.378 acres

Comprehensive Plan: Suburban Commercial

Analysis: **RZ 25-10**

RZ 25-10 is a rezoning request for one parcel on Bennett Center Dr with a total acreage of 2.378 acres. The request is to rezone the parcel from Office Professional (OP) to Medium Density Residential (MD) to build a residential development.

Surrounding land uses and zoning include:

North:	Medium Density Residential (MD) and Office Professional (OP) – residential, vacant, office
East:	Office Professional (OP) - office
South:	Railroad right-of-way
West:	Medium Density Residential (MD) - residential

Suburban Commercial areas 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

This request is compatible with the existing development in the area and is proximate to the E Poinsett transitional corridor. It is also compatible with the Comprehensive Plan and Future Land Use Map. The medium density residential use will serve as a transition between office/non-residential uses and single-family detached in the surrounding area. Therefore, staff recommends approval.

Staff Recommendation: Approval



2024003945

6 Pgs

DEED Book: DE 2709 Page: 2385 - 2390

January 23, 2024 12:23:42 PM Cons: \$1.00

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

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Kearney

Grantee's Address: 141 Traction Street, Suite 25
Greenville, S.C. 29611

MCKINNEY SULLIVAN, LLC, Attorneys at Law
1201 E. Washington Street, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA	)	
	)	
COUNTY OF GREENVILLE	)	TITLE TO REAL ESTATE (LIMITED WARRANTY DEED)

KNOW ALL MEN BY THESE PRESENTS, THAT **ACKLEY HOLDINGS, LLC** (hereinafter "**Grantor**"),

in consideration of **ONE DOLLAR (\$1.00)**, the receipt of which is hereby acknowledged, subject to all matters set forth in this instrument, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **BENNETT CENTER VENTURES, LLC** (hereinafter "**Grantee**"), it's successors and assigns, forever, the following described property:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as a 2.38 acre parcel on a ALTA/ACSM Land Title Survey for Assisted Living Concepts, Inc. prepared by Precision Land Surveying, Inc., dated December 5, 1997 and recorded in the Office of the Register of Deeds for Greenville County, S.C. in Plat Book 37-A at Pages 7A & 7B, reference being hereby made to said plat of survey for a complete metes and bounds description of the property.

TMS # G010.00-05-005.00

THIS BEING the same property conveyed to the Grantor herein by deed from Enlivant Acquisition Propco LLC, dated December 21, 2023 and recorded in the Office of the Register of Deeds for Greenville County, S.C. in Deed Book 2707 at Page 1528 on December 22, 2023.

See also the Affidavit of Agent for Principal attached hereto as Exhibit A, together with the deed recording Affidavit.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above-described property.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee and the Grantee's successors and assigns, forever. And, the Grantor does hereby bind the Grantor, and the Grantor's successors and assigns, to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through the Grantor only but not otherwise.

[Signature page follows]

WITNESS the Grantor's hand and seal this 23rd day of January, 2024.

SIGNED, sealed, and delivered
in the presence of:

Amanda Holley
Witness #1

Ackley Holdings, LLC

Hayden Sullivan
Witness #2

By: [Signature] (SEAL)
Jared Moore, Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT
(SC Code Section 26-3-70)

The foregoing instrument was acknowledged before me this 23rd day of January, 2024
by Jared Moore, as Member on behalf of Ackley Holdings, LLC, a South Carolina limited
liability company.

Hayden Sullivan
Notary Public for South Carolina
My Commission Expires: 01/28/2029

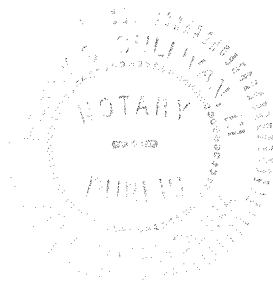


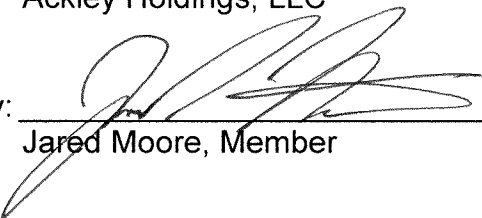
EXHIBIT A

STATE OF SOUTH CAROLINA	)	AFFIDAVIT
	)	OF
COUNTY OF GREENVILLE	)	AGENT FOR PRINCIPAL

**RE: Transfer of 2.38 acre parcel on Bennett Center Drive, Greer, S.C. from
Ackley Holdings, LLC to Bennett Center Ventures, LLC**

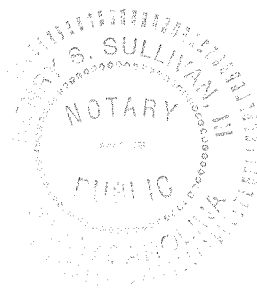
Relative to the conveyance of the above-referenced property from Ackley Holdings, LLC to Bennett Center Ventures, LLC, pursuant to Paragraph (14) of the attached Deed Recording Affidavit, the undersigned Agent hereby affirms and attests that Ackley Holdings, LLC (as Agent) purchased the property for the benefit of and for the purpose of conveying the same to Bennett Center Ventures, LLC (as Principal), and that the agent and principal relationship existed at the time of the original purchase for the purpose of purchasing the realty with the funds of the Principal.

Ackley Holdings, LLC

By: 
Jared Moore, Member

SWORN to and subscribed before me
this 23rd day of January, 2024.


Notary Public for South Carolina
My Commission Expires: 01/28/2029



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located on Woodland Drive in Greenville County, bearing Greenville County Tax Map Number G010.00-05-005.00, was transferred by Ackley Holdings, LLC to Bennett Center Ventures, LLC on January 23, 2024.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration 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) X exempt from the deed recording fee because (see information section of affidavit):

(14) Transfer of property from Agent to Principal purchased with funds of the Principal.

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

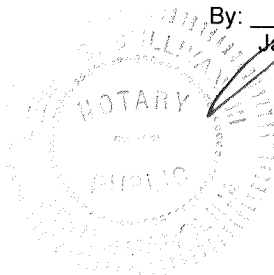
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market 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 the 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© 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: Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Ackley Holdings, LLC

By: [Signature]
Jared Moore, Member

SWORN to before me this 23rd
day of January, 2024.

[Signature]
Notary Public for South Carolina
My Commission Expires: 01/28/2029



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 9/23/2025

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

Tax Map Number(s) 6010000500500
Property Address(s) 300 BENNETT CENTER DRIVE GREER, SC 29650
Acreage of Properties 2.38 ACRES County GREENVILLE

Applicant Information

Name JARED MOORE
Address 141 TRACTION ST
GREENVILLE, SC 29611
Contact Number (803) 422-1864
Email JJMOORE@GREASUEFOUNDER.COM
Business Name BENNETT CENTER VENTURES, LLC

Property Owner Information

(If multiple owners, see back of sheet)

Name SEE BACK
Address _____
Contact Number _____
Email _____
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

OP to MD

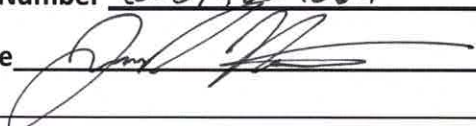
Existing Use: VACANT LAND Proposed Use: RESIDENTIAL DEVELOPMENT

Signature(s) [Signature]

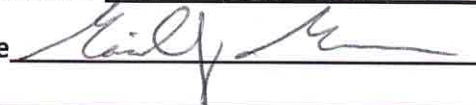
All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

See Reverse

Complete the section below if multiple property owners

Name JARED MOOTZ
Business Name BENNETT CENTER VENTURES, LLC
Address 141 TRACTION ST GREENVILLE, SC 29611
Contact Number (803) 422-1864
Signature 

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

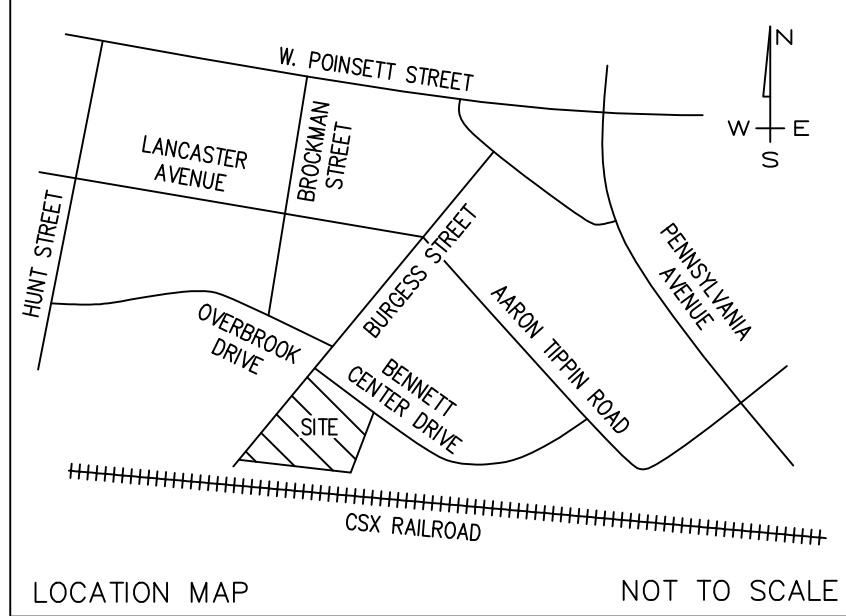
Name Michael Mumma
Business Name Bennett Center Ventures, LLC
Address 141 Traction Street Greenville, SC 29611
Contact Number 864-738-2542
Signature 

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

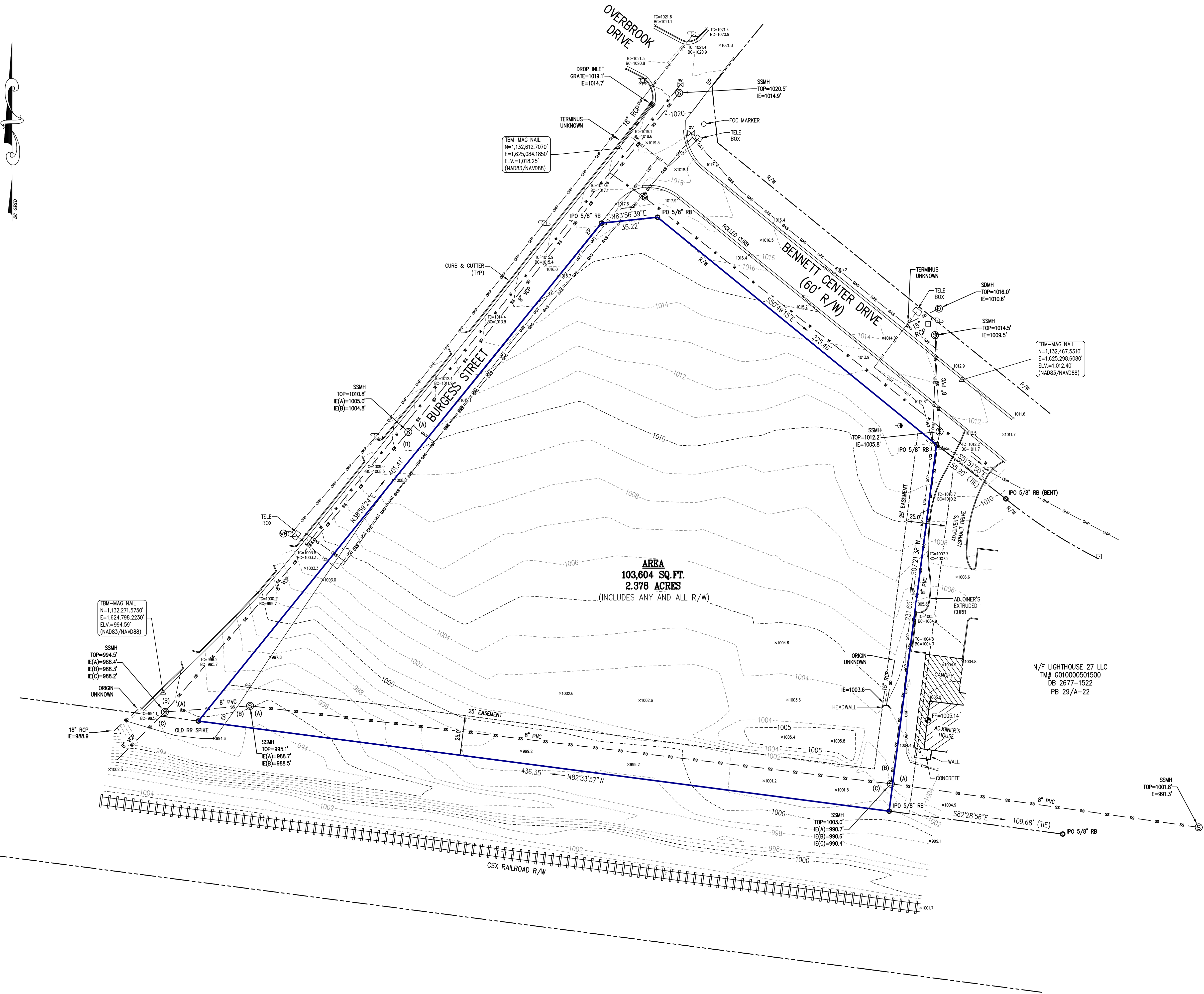
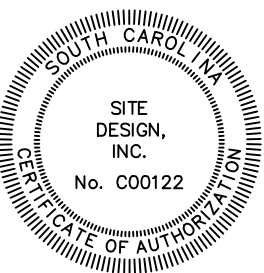
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



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

REF DEED: DB 2529-2506
REF PLAT: PB 29/A-22, PB 37/A-7A & 7B

A. CLAY JONES, P.L.S.
S.C. REG. NO. 26210



TOPO NOTES:
1. ELEVATIONS ARE BASED ON NAVD88 (SCVRS)
2. CONTOURS ARE SHOWN AT 1' INTERVALS

CAUTION



Know what's below.
Call before you dig.

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

LEGEND

BL BUILDING LINE	CATV CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB
CL CENTERLINE	TEL TELEPHONE PEDESTAL	TW/BW TOP/BOTTOM WALL
CMP CORRUGATED METAL PIPE	E ELECTRIC METER	VCP VTRIFIED CLAY PIPE
CT CRIMP TOP	CB CATCH BASIN	WCP WATER METER
DE DRAINAGE EASEMENT	DI DROP INLET	WV WATER VALVE
EP EDGE OF PAVEMENT	E ELEVATION	WV WATER VALVE
IPO IRON PIN OLD	F FIRE HYDRANT	WV WATER VALVE
IPS IRON PIN SET	G GAS METER	WV WATER VALVE
NAC NAIL & CAP	GV GAS VALVE	WV WATER VALVE
OT OPEN TOP	LP LIGHT POLE	WV WATER VALVE
RB REBAR	PP POWER POLE	WV WATER VALVE
ROP REINFORCED CONC PIPE	GP GUY ANCHOR	WV WATER VALVE
R/W RIGHT OF WAY	SMH SD MANHOLE	WV WATER VALVE
SD STORM DRAIN	SS MANHOLE	WV WATER VALVE
SS SANITARY SEWER	TMH TELEPHONE MANHOLE	WV WATER VALVE
SSE SS EASEMENT	CO CLEAN OUT	WV WATER VALVE
		W WATER LINE

NOTE: A 5 FOOT DRAINAGE AND UTILITY EASEMENT IS PROVIDED ALONG ALL SIDE AND INTERIOR REAR LOT LINES ON ALL LOTS UNLESS OTHERWISE SHOWN. 1 10 FOOT DRAINAGE AND UTILITY EASEMENT IS PROVIDED ALONG EXTERIOR BOUNDARY OF SUBDIVISION.

TOPOGRAPHIC SURVEY FOR:

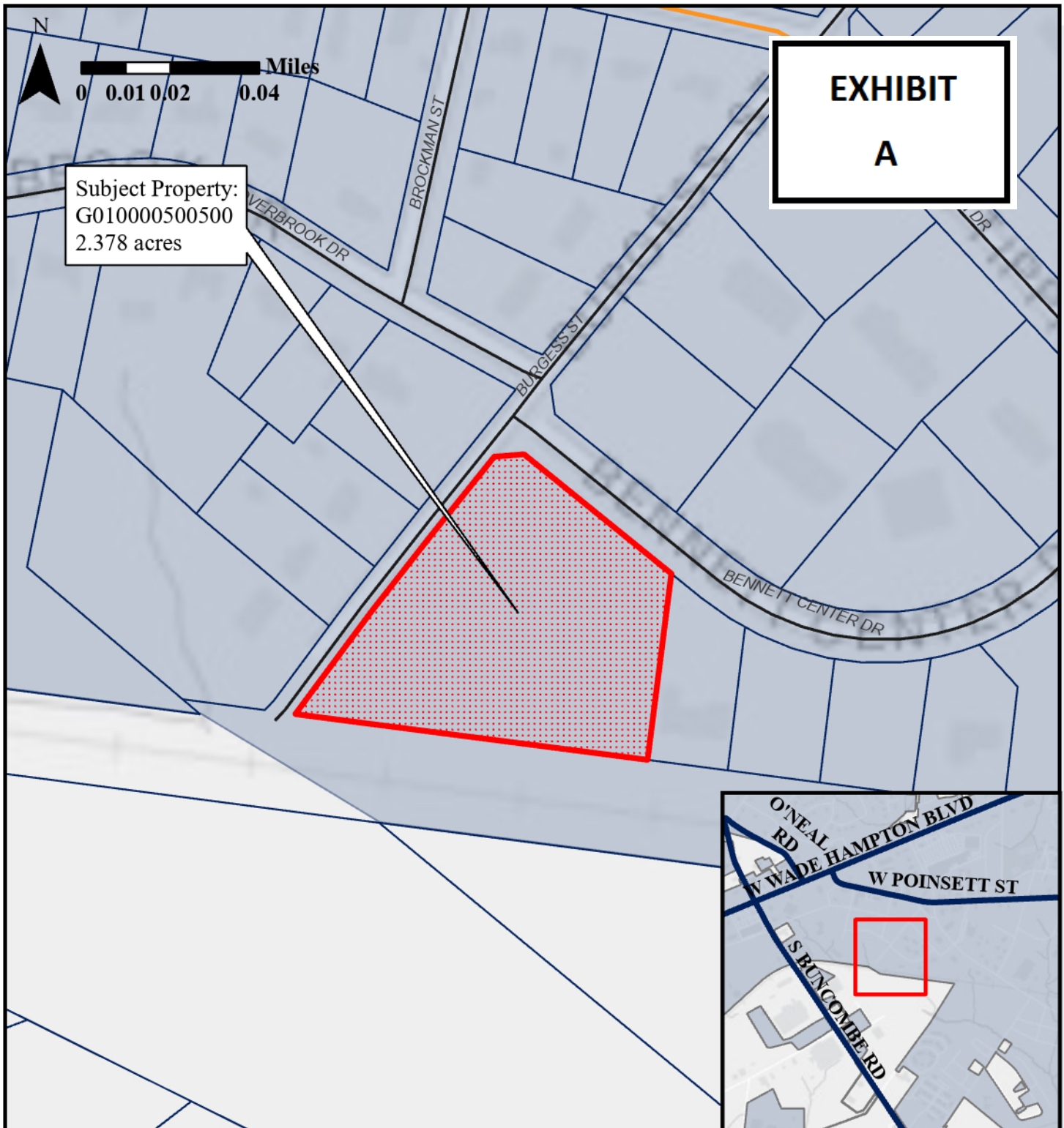
CREATIVE FOUNDER LLC

GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1"=30'	PROPERTY ADDRESS 300 BENNETT CENTER DRIVE	TAX PIN G010000500500
DATE 12/8/23	30 0 30 60	FIELD CREW MM/VS
		DRAWN BY HS

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com



Location Map: Ordinance 23-2025

Case Number: RZ 25-10

Legend

- City Limits
- Parcels



Ord 23-2025 (Bennett
Center Dr OP to MD)

Created by the City of Greer Planning & Development Department: 10/7/2025
11:14 AM

The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning & Development Department.



Staff Report to the City of Greer Planning Commission
Monday, October 20, 2025

Case Number: RZ 25-11

Applicant: Dennis Kiff

Property Location: 205 W Arlington Ave

Tax Map Numbers: G022000701100

Existing Zoning: Suburban Neighborhood (SN)

Request: Rezone to Traditional Neighborhood (TN)

Size: 0.285 acres

Comprehensive Plan: Downtown Living

Analysis: **RZ 25-11**

RZ 25-11 is a rezoning request for one parcel on Arlington Avenue with a total acreage of 0.285 acres. The request is to rezone the parcel from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to build a garage closer to the side lot line than current zoning would allow.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood (SN) - residential
East:	Suburban Neighborhood (SN), Traditional Neighborhood (TN), Medium-Density Residential (MD) - residential
South:	Suburban Neighborhood (SN), Medium-Density Residential (MD), Office Professional (OP) – residential, office
West:	Suburban Neighborhood (SN) - residential

Downtown Living encompasses the community’s historic core. Development is characterized by a mix of civic, entertainment, cultural, mixed-use buildings, detached and attached single-family homes, and mid-sized multi-family and commercial development. Much of this development is sidewalk and street oriented for strolling and outdoor seating. This area is compact, walkable, and well-connected with a wide sidewalk network and it supports multimodal transportation.

- **Primary Uses:** Retail, entertainment, and office commercial; and upper story, townhome, multiplex, and multi-family residential; civic uses and spaces
- **Secondary Uses:** Institutional facilities, regional parks, hotels and short-term rentals 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.

Smaller lot sizes and higher density is appropriate in the area surrounding the downtown core, therefore staff recommends approval.

Staff Recommendation: Approval



2022015530

2 Pgs

DEED Book: DE 2649 Page: 4227 - 4228

February 23, 2022 02:26:53 PM Cons: \$311,368.00

Rec: \$15.00 Cnty Tax: \$342.65 State Tax: \$809.90

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Harvey

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEES ADDRESS:

205 W Arlington Ave Greer SC 29650

TMS#: G0220000701100

KNOW ALL MEN BY THESE PRESENTS, that

CORNERSTONE HOLDINGS, LLC, in consideration of **Three Hundred Eleven Thousand Three Hundred Sixty-Eight and No/100ths (\$311,368.00) DOLLARS**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

DENNIS KIFF AND EMILY KIFF, as Joint tenants with rights of survivorship, not as tenants in common;

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 0.285 acres on a Plat entitled Cornerstone, LLC, dated February 9, 2021, recorded March 10, 2021 in Plat Book 1392 at Page 0015. Reference is hereby made to said plat for a more complete description by metes and bounds.

This being the same property conveyed to Cornerstone Holdings, LLC by Deed of Daniel L. Allen, JR., dated February 9, 2021, and recorded on March 16, 2021 in Deed Book 2618 at Page 4783, Greenville County ROD.

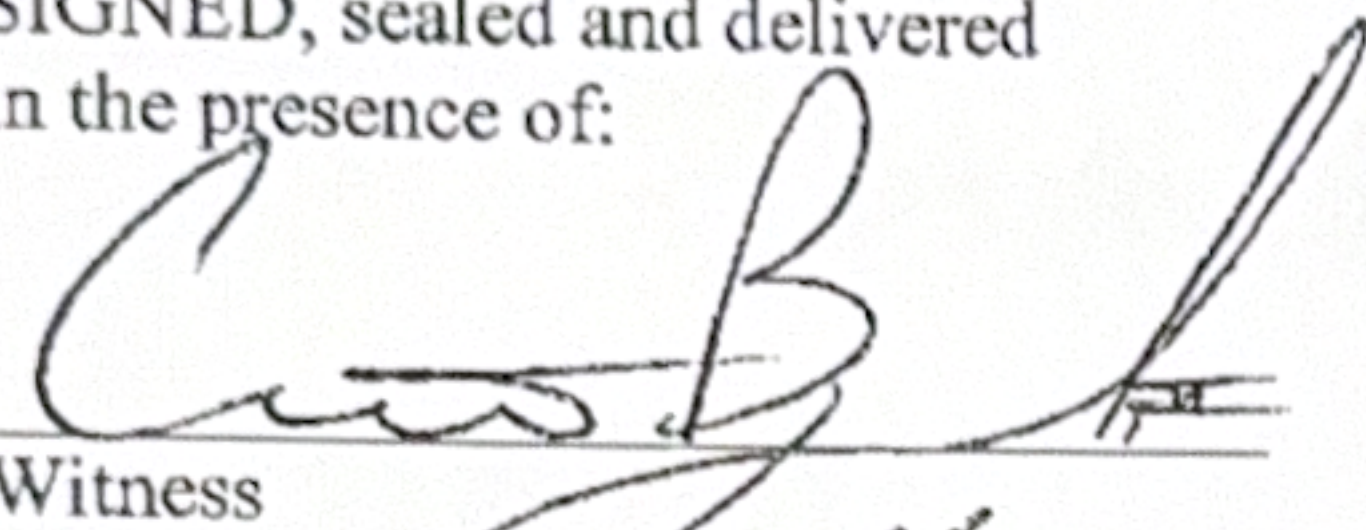
Tax Map #: G0220000701100

This conveyance is subject to any and all easements, restrictions, covenants, and conditions, right of way, zoning rules and laws and regulations, and of which may be found on the premises or of record in the Register of Deeds Office for Spartanburg County, South Carolina.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee (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 (s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's (s) heirs or successors 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 the 23rd day of February 2022.

SIGNED, sealed and delivered
in the presence of:


Witness


Witness

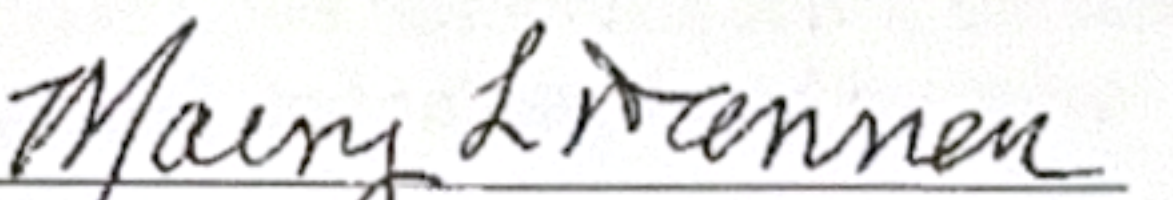
CORNERSTONE HOLDINGS, LLC

BY:

ITS:

BY:

ITS:

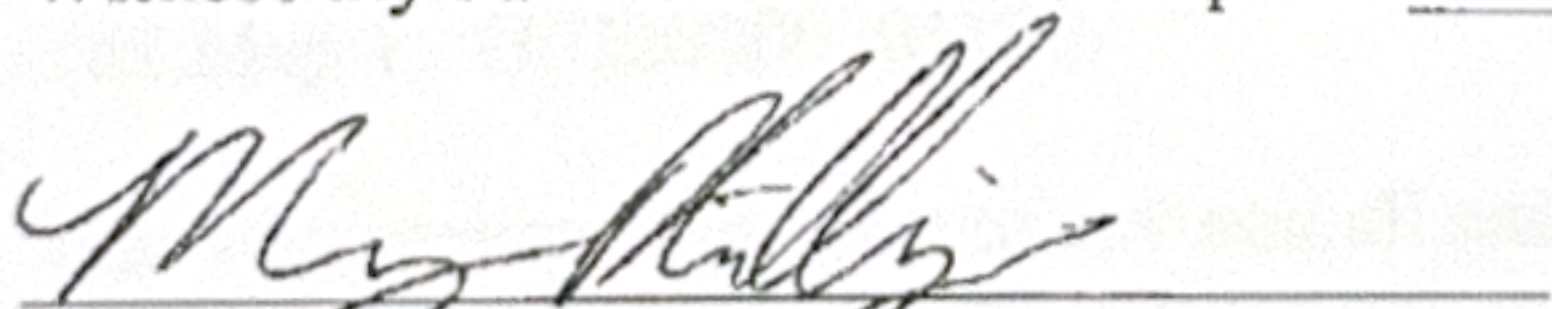

BY: Mary L. Hannon
ITS: Mary L. Hannon

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, a Notary Public of the County and State aforesaid, certify that the Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp this 23rd day of February 2022.


Notary Public for South Carolina
My commission expires: 9/24/2030







**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date _____

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

Tax Map Number(s) G022000701100

Property Address(s) 205 W Arlington Ave, Greer SC, 29650

Acreage of Properties 0.285 County Greenville

Applicant Information

Name Dennis Kiff

Address 205 W Arlington Ave

Contact Number 864-918-7839

Email dkiff91@gmail.com

Business Name _____

Property Owner Information

(If multiple owners, see back of sheet)

Name Dennis Kiff

Address 205 W Arlington Ave

Contact Number 864-918-7839

Email dkiff91@gmail.com

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 X

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

Existing Use: Residence Proposed Use: Residence

Signature(s) Dennis Kiff
Emily Kiff

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

See Reverse

Complete the section below if multiple property owners

Name	Emily Kiff
Business Name	
Address	205 W Arlington Ave
Contact Number	864-905-3861
Signature	<i>Emily Kiff</i>

Name	
Business Name	
Address	
Contact Number	
Signature	

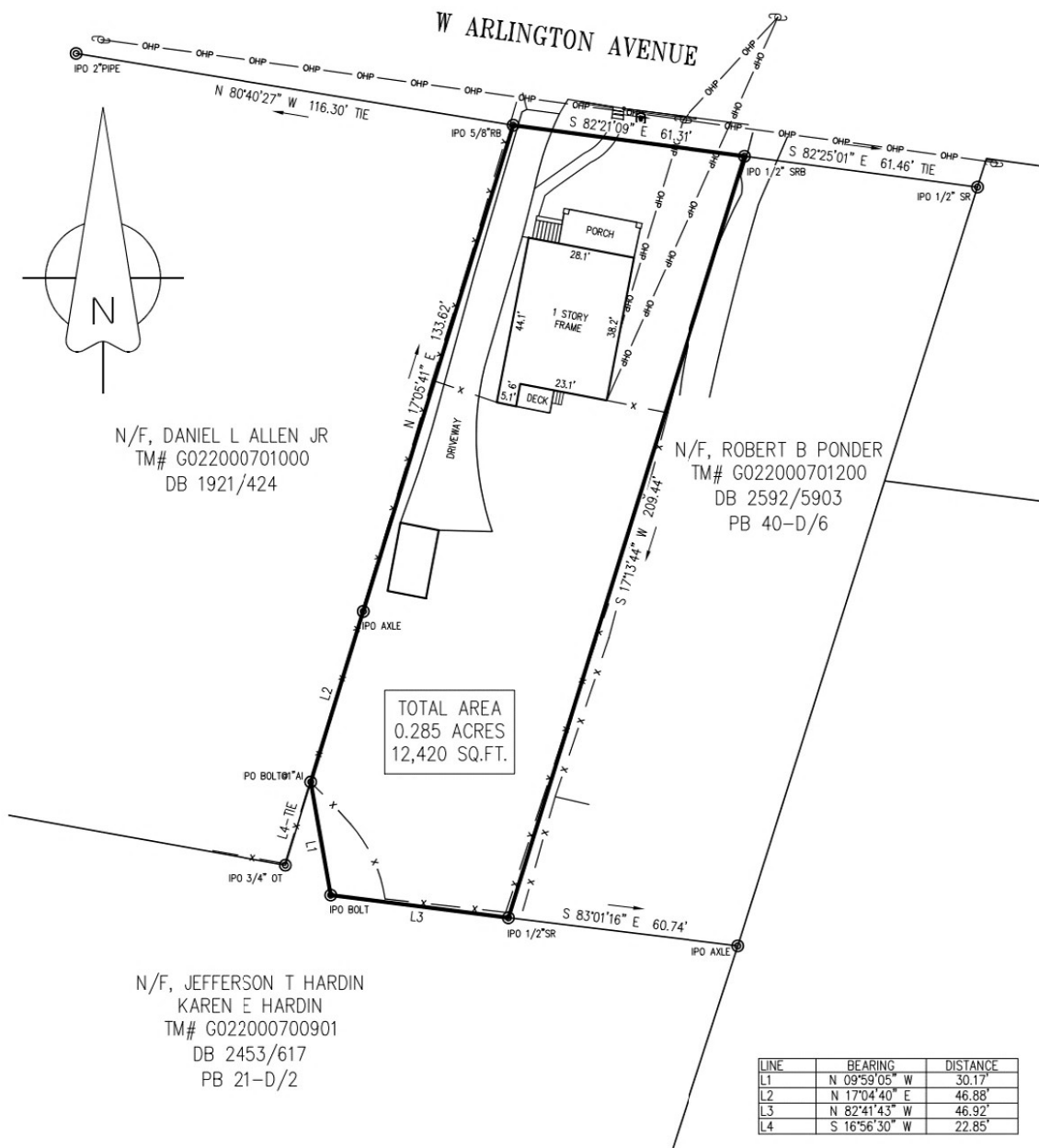
Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

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



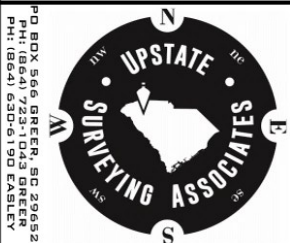
NOTES:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD, THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

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

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

THE PROPERTY SHOWN IS KNOWN AS THE SAME PROPERTY CONVEYED AND RECORDED IN DEED BOOK 97, PAGE 259, OFFICE OF R.O.D., GREENVILLE COUNTY, SC. LESS HOWEVER; PROPERTY PREVIOUSLY CONVEYED BY DEED BOOK 1991, PAGE 1557 (PLAT BOOK 40-D, PAGE 6), OFFICE OF R.O.D., GREENVILLE COUNTY, SC.

LEGEND					
BL	BUILDING LINE	DIP	DUCTILE IRON	CB	CATCH BASIN
CT	CRIMP TOP PIPE	VCP	VITRIFIED CLAY	DI	DROP INLET
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE	ET	ELEC TRANS
EP	EDGE OF PAVEMENT	CMP	CORRUGATED METAL	90°	ELEVATION
IPO	IRON PIN OLD-O	HPDE	H.D. POLY STORM	⚡	FIRE HYDRANT
IPS	IRON PIN SET-O	CTV	CABLE TV	⊗	GAS METER
N/C	NAIL & CAP	X	FENCE LINE	⊗	GAS VALVE
OT	OPEN TOP PIPE	FOC	FIBER OPTIC CABLE	LP	LIGHT POLE
RB	REBAR	GAS	GAS LINE	PP	POWER POLE
R/W	RIGHT OF WAY	OHP	OVERHEAD POWER	GP	GUY ANCHOR
SD	STORM DRAIN	OHT	OVERHEAD TEL	TEL	TEL PEDESTAL
SS	SANITARY SEWER	SD	STORM DRAIN	⊗	CLEAN OUT
SSE	SS EASEMENT	SS	SANITARY SEWER	⊗	WATER METER
⊗	STORM MANHOLE	UGP	UNDERGROUND POWER	⊗	WATER VALVE
⊗	SEWER MANHOLE	UGT	UNDERGROUND TEL	⊗	ELECTRIC METER
⊗	TEL MANHOLE	W	WATER LINE		



PROJECT # 210001		
SURVEY FOR CORNERSTONE LLC CITY OF GREER GREENVILLE COUNTY, SOUTH CAROLINA		
DATE 2/9/21	PROPERTY ADDRESS 205 W ARLINGTON AVENUE	TAX PIN G022000701100
SCALE 1" = 30'	30 0 30 60	FIELD CREW KG-WL
		DRAWN BY WTL

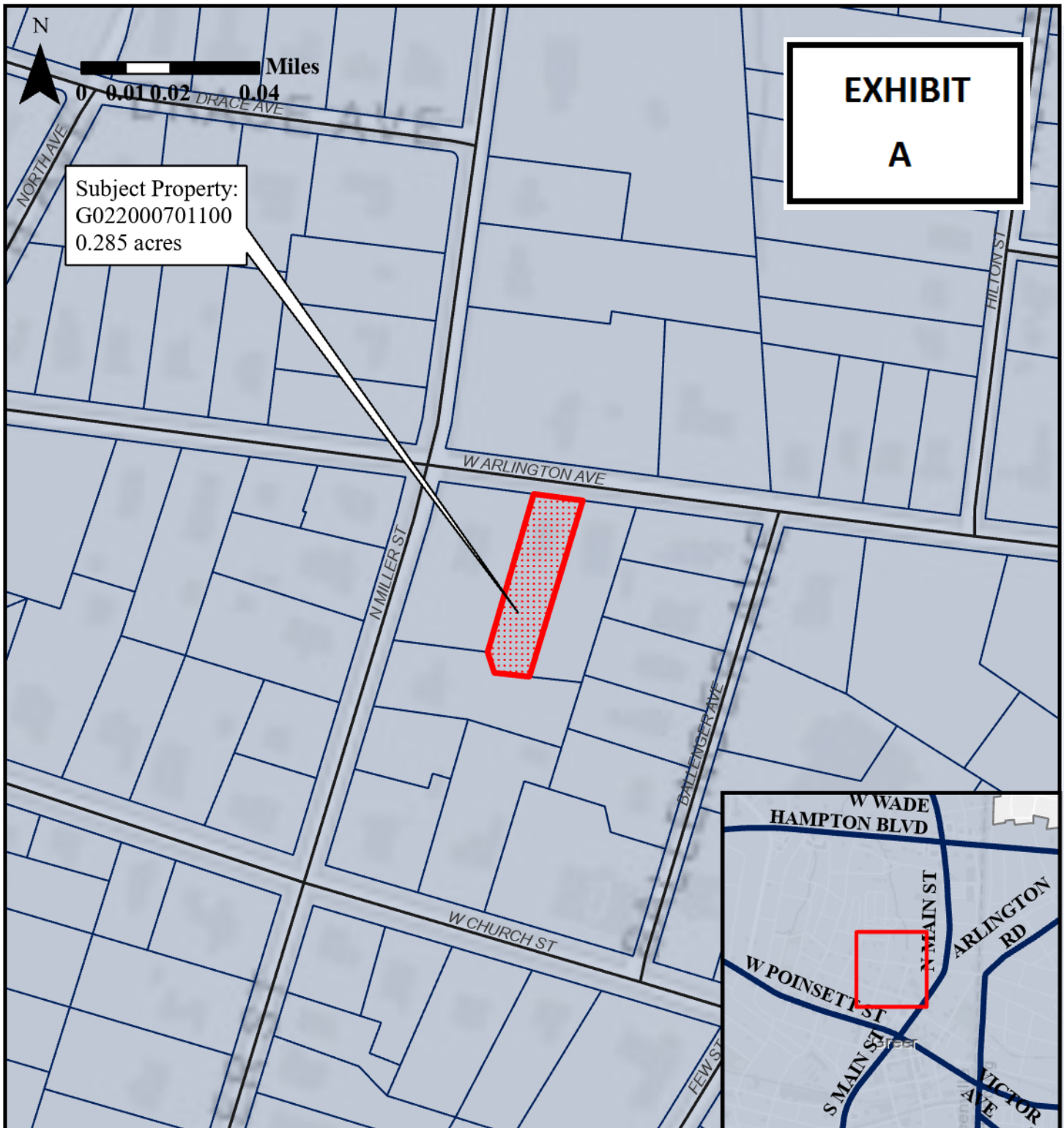
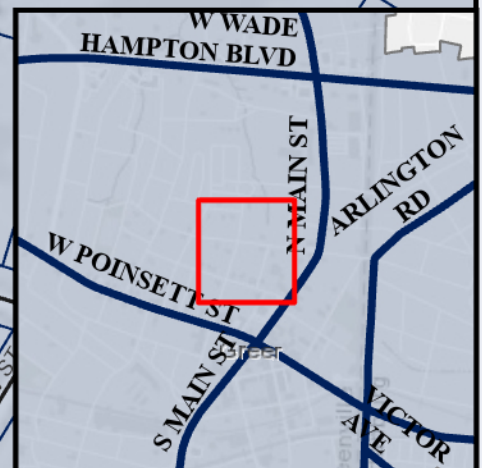


EXHIBIT
A



Location Map: Ordinance 24-2025

Case Number: RZ 25-11

Legend

	City Limits		Ord 24-2025 (W Arlington Ave SN to TN)
	Parcels		

Planning Commission

Planning Advisory Committee (PAC)
July 2025 – mid-October 2025 Updates
October 20, 2025

Docket Number: PAC 25-12

Address: 302 N Main St

Parcel ID Number: G029000601900

Existing Zoning: Commercial General (CG)

Request: Parking lot improvements

Current Status: PAC 7/10; SDP under review



Docket Number: PAC 25-13

Address: 340 S Medical Pkwy 100

Parcel ID Number: G006000200500

Existing Zoning: Office Professional (OP)

Request: Greer Acute expansion, starting with parking lot

Current Status: PAC 7/10; SDP under review



Docket Number: PAC 25-14

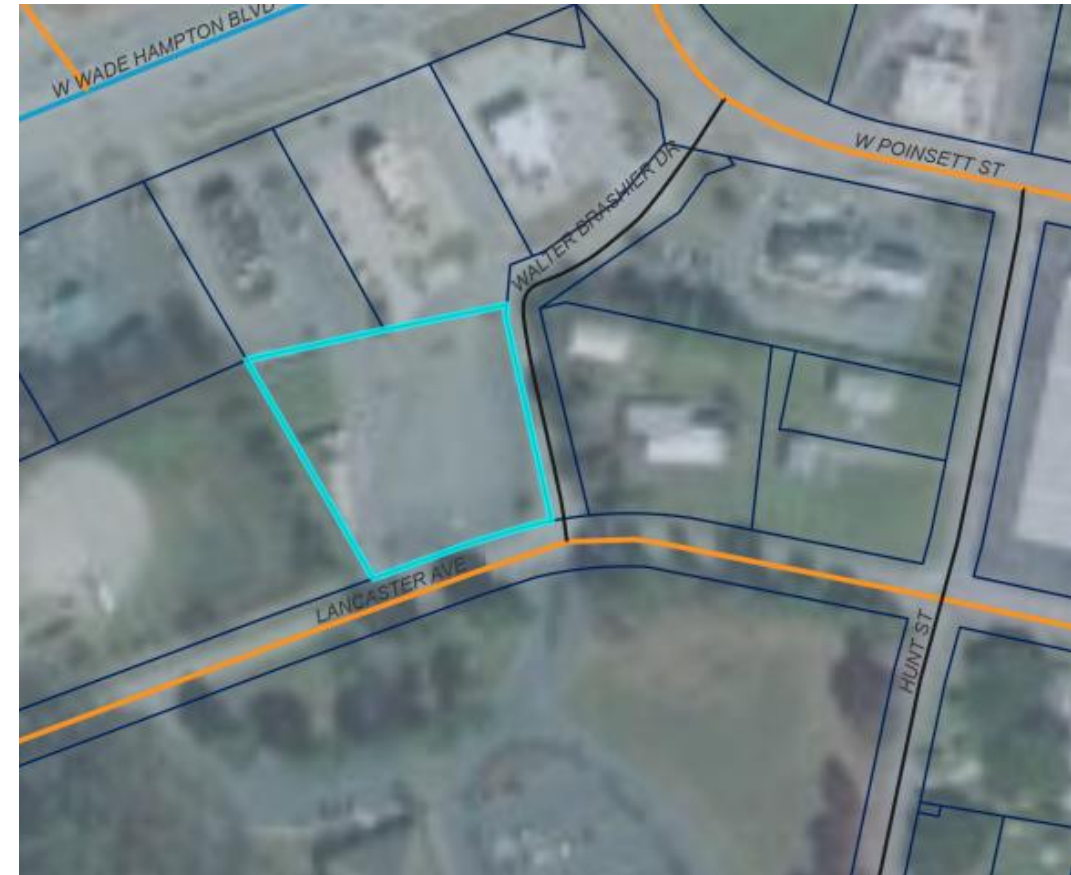
Address: 400 Lancaster Ave

Parcel ID Number: T017010502402

Existing Zoning: Commercial Corridor (CC)

Request: Auto Service/Tire Shop

Current Status: PAC 7/24; SDP under review; PRA under review



Docket Number: PAC 25-15

Address: 110 Greenleaf Dr

Parcel ID Number: 9-03-15-007.01; p/o 9-03-15-007.02;
p/o 9-03-15-007.05; 9-03-15-007.06

Existing Zoning: Suburban Neighborhood (SN)

Request: City of Greer Wards Creek Trail

Current Status: PAC 7/24



Docket Number: PAC 25-16

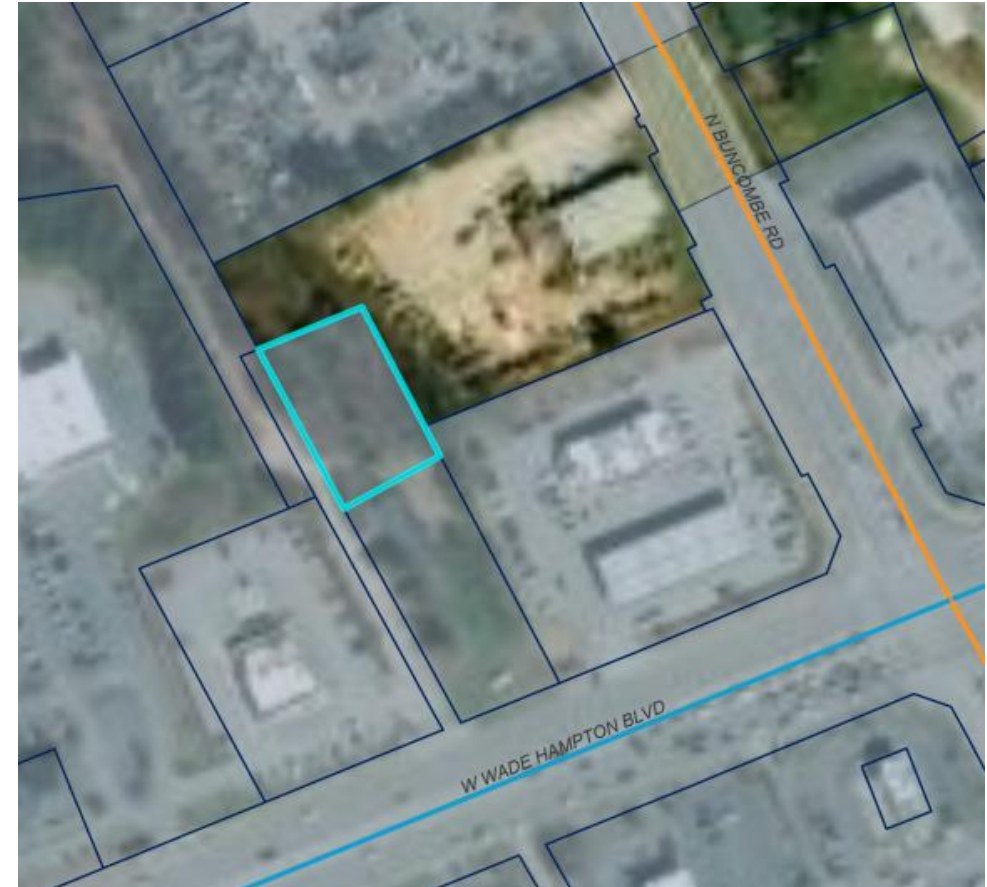
Address: 1308 W Wade Hampton Blvd

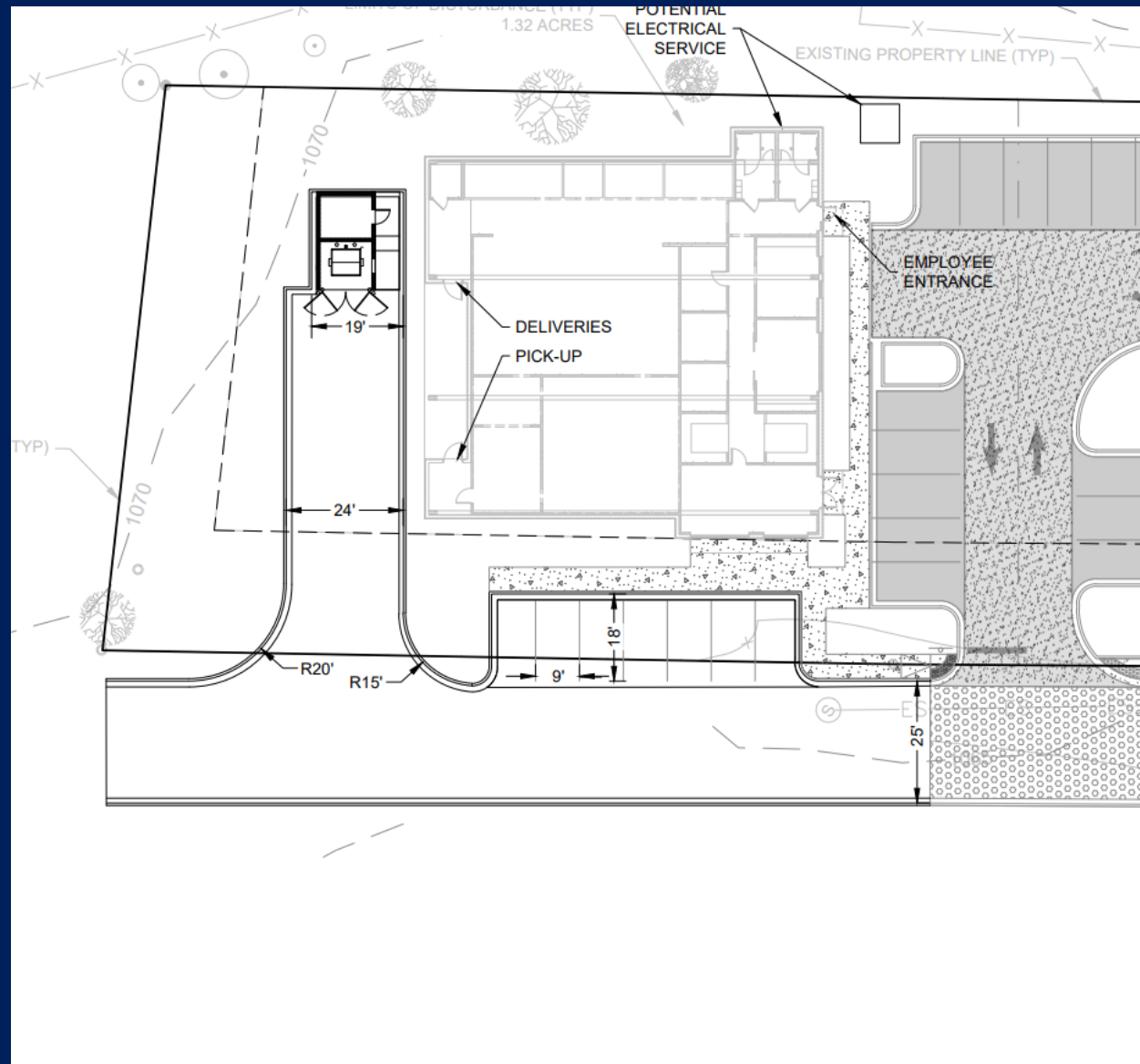
Parcel ID Number: T016000204701

Existing Zoning: Commercial Corridor (CC)

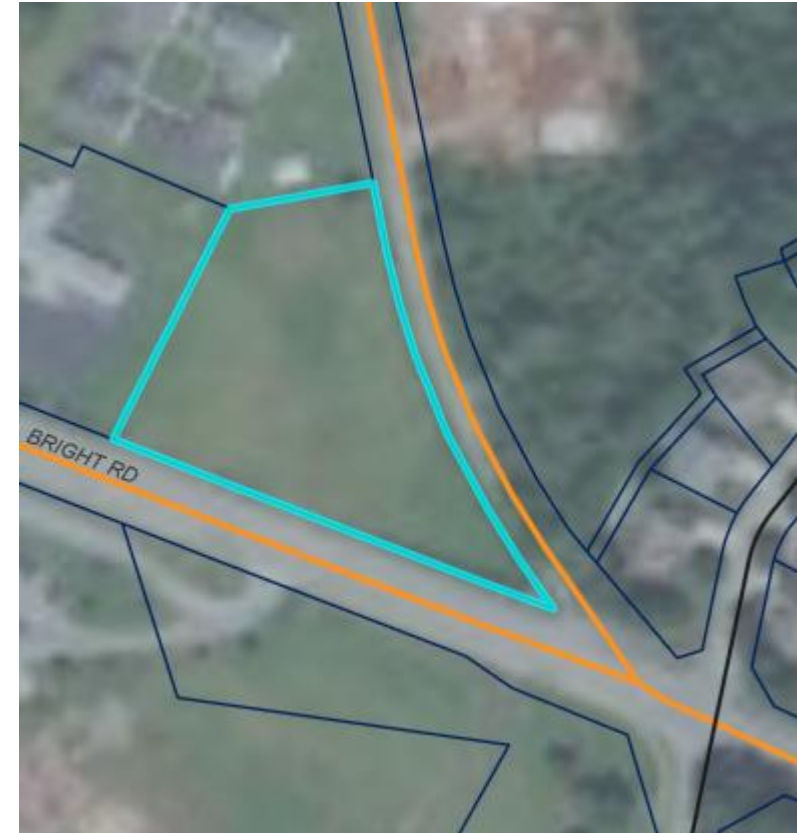
Request: Healthy eating company

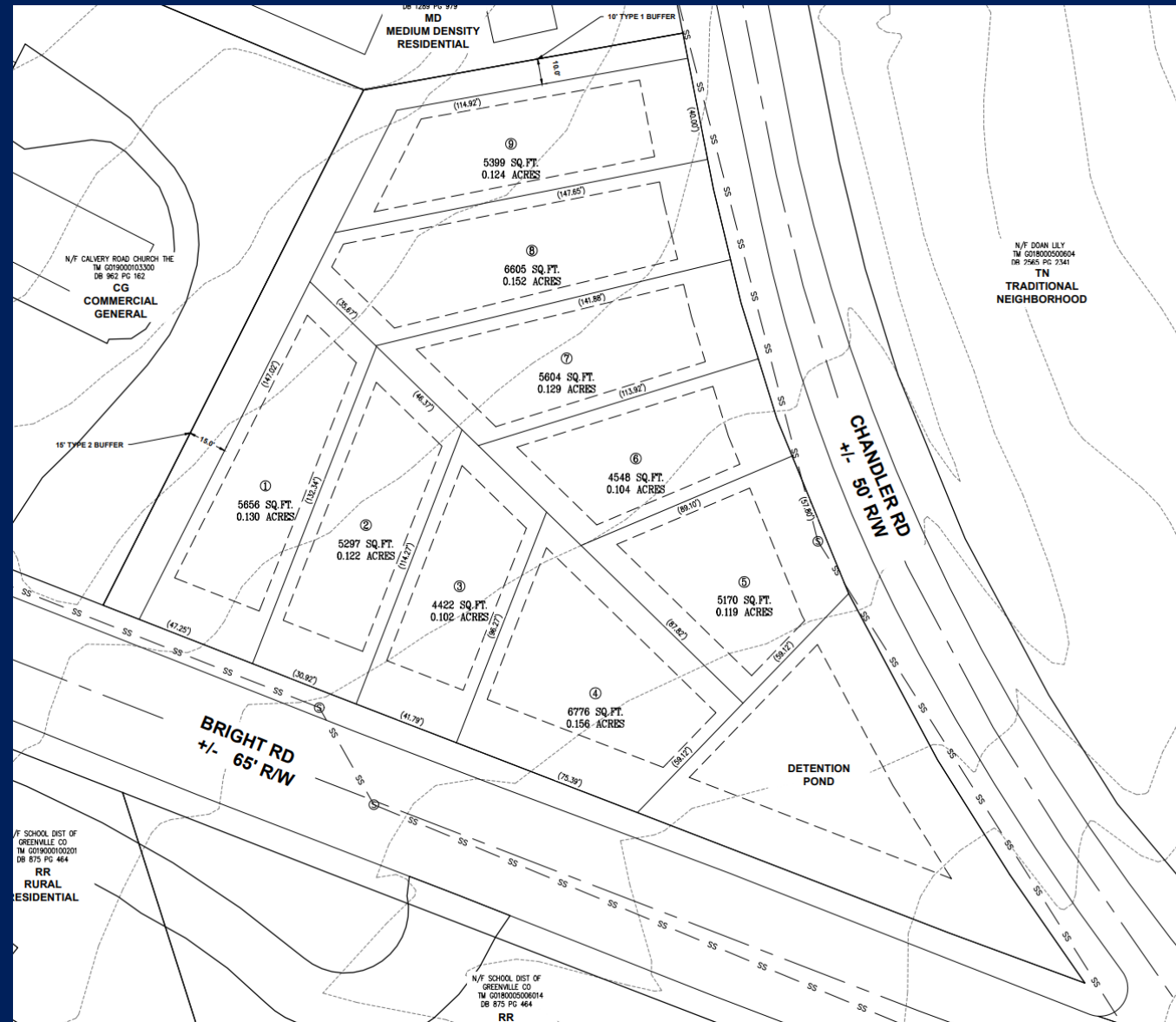
Current Status: PAC 7/24





Docket Number:	PAC 25-18
Address:	Bright Rd
Parcel ID Number:	G018000500603
Existing Zoning:	Medium Density Residential (MD)
Request:	Single family detached development
Current Status:	Rezoned 2/25; PAC 8/28





Docket Number: PAC 25-19

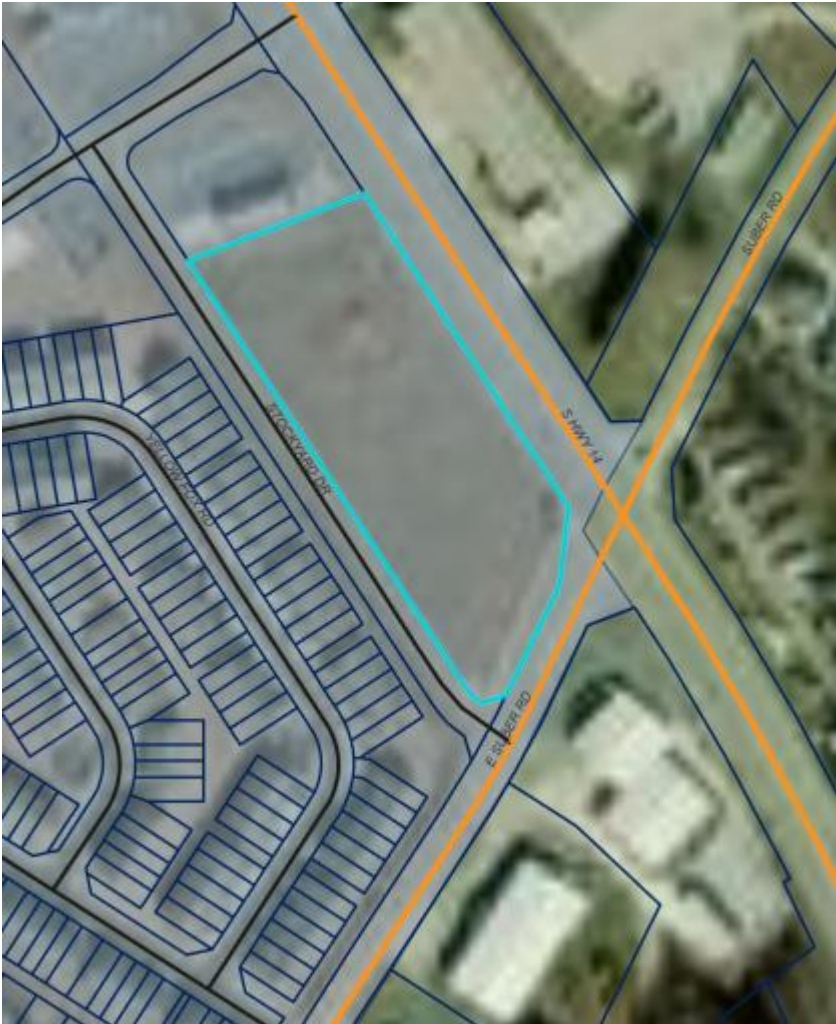
Address: 1698 S Hwy 14

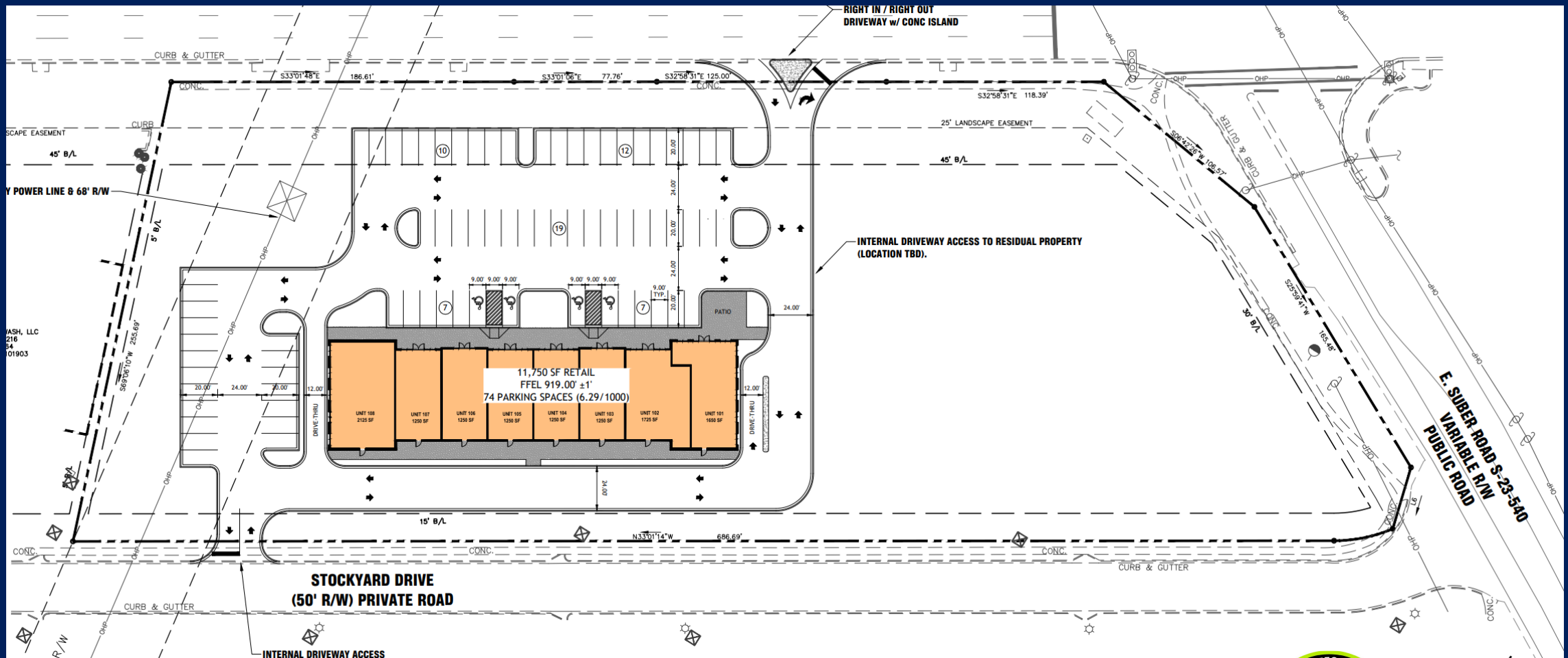
Parcel ID Number: 0528030101901

Existing Zoning: Design Review District (DRD)

Request: Sudduth Farms commercial development

Current Status: PAC 8/28





Docket Number: PAC 25-20

Address: Ridge Crossing Dr

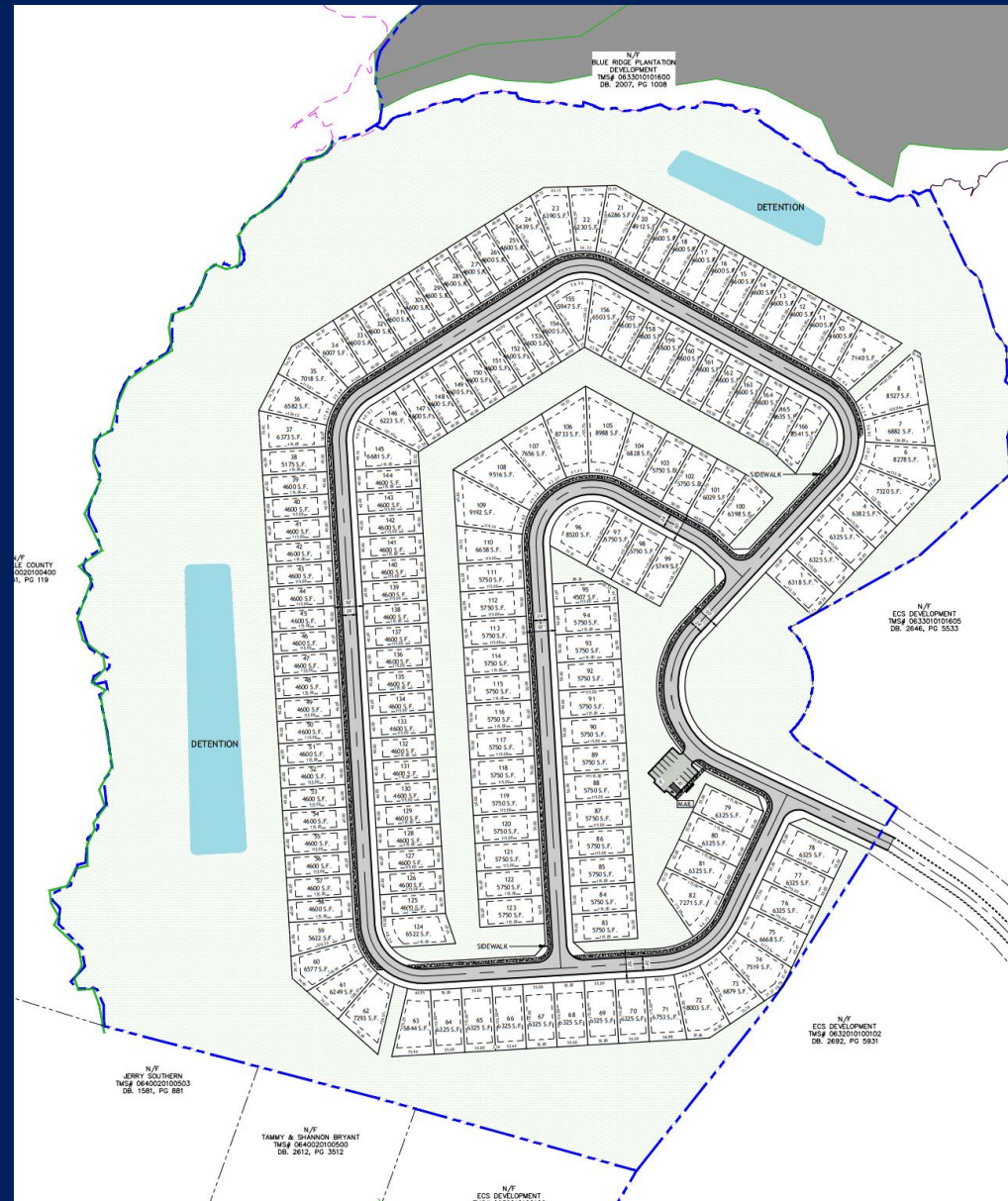
Parcel ID Number: 0633010101609

Existing Zoning: Planned Development (PD)

Request: Blue Ridge Plantation Zone 6

Current Status: PAC 8/28; minor SOI revision 9/8;
SDP under review





Docket Number: PAC 25-21

Address: 3625 Brushy Creek Rd

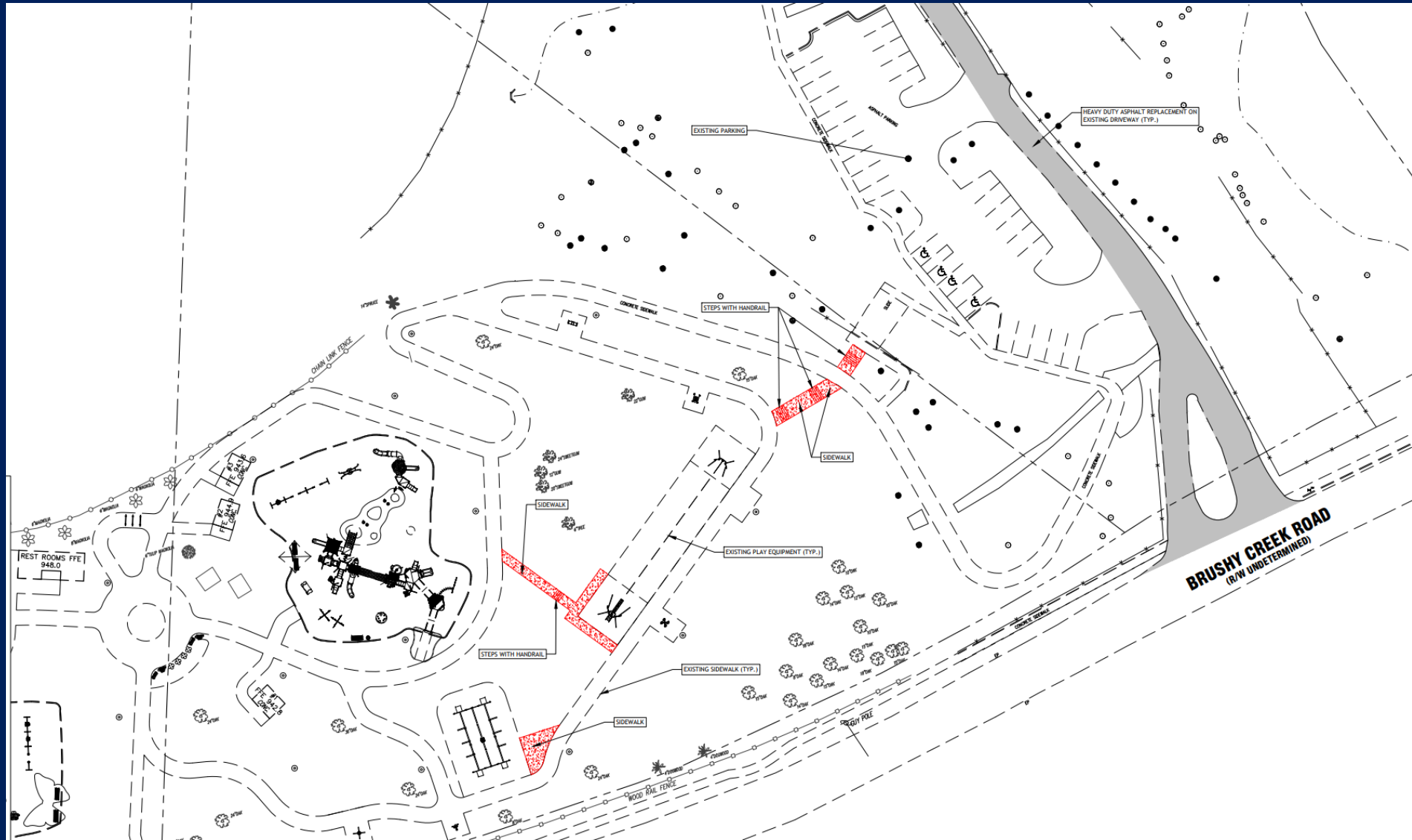
Parcel ID Number: G005000100300

Existing Zoning: Rural Residential (RR)

Request: City of Greer Century Park
stormwater & drainage
improvements

Current Status: PAC 9/25





Docket Number: PAC 25-22

Address: 408 Oneal Village Ave

Parcel ID Number: 0633020103010

Existing Zoning: Planned Development (PD)

Request: Oneal Village commercial development

Current Status: PAC 9/25



Docket Number: PAC 25-23

Address: 306 E Frontage Rd

Parcel ID Number: 9-07-00-022.00; 9-07-00-021.02;
9-07-00-022.03

Existing Zoning: Manufacturing & Logistics (ML)

Request: Laydown yard

Current Status: Rezoned 08/26; PAC 9/25



Docket Number: PAC 25-24

Address: Brushy Creek Rd

Parcel ID Number: G006000200114

Existing Zoning: Commercial General (CG)

Request: A/V Flex Facility

Current Status: Special exception 9/8; PAC 9/25



Docket Number: PAC 25-25

Address: 2029 Gibb Shoals Rd

Parcel ID Number: p/o 0530050100201

Existing Zoning: Manufacturing & Logistics

Request: Gibb Shoals light industrial

Current Status: PAC 10/9



