



Planning Commission Agenda

The City of Greer Planning Commission will hold a Public Hearing at **6:00 p.m.** on **Monday, June 20, 2022** at Greer City Hall located at 301 E. Poinsett Street on the following:

I. Call to Order (Opening Remarks)

II. Minutes of Planning Commission Meeting

III. Public Forum

- A. DOCKET NUMBER: RZ 22-09
APPLICANT: Kimberly Whitlock
ADDRESS: 305 Pine St
PARCEL ID NUMBER: G023000100300
EXISTING ZONING: R-12, Single-family Residential
REQUEST: DRD, Design Review District
- B. DOCKET NUMBER: FDP 22-05
APPLICANT: Site Design
ADDRESS: Brushy Creek Rd
PARCEL ID NUMBER: G006000200111
REQUEST: Final Development Plan Approval

IV. Public Hearing

- A. DOCKET NUMBER: AN 22-08
APPLICANT: Tyler Polk, Access Realty
ADDRESS: J Street
PARCEL ID NUMBER: 9-07-13-009.00
EXISTING ZONING: Unzoned (Spartanburg County)
REQUEST: Annex and zone R-7.5, Single-family Residential
- B. DOCKET NUMBER: AN 22-09
APPLICANT: CMC Group, LLC
ADDRESS: 1103 S. Hwy 14
PARCEL ID NUMBER: G004000200200
EXISTING ZONING: R-15, Greenville County
REQUEST: Annex and zone C-2, Commercial
- C. DOCKET NUMBER: FDP 22-06
APPLICANT: Ryan Page, Thomas and Hutton
ADDRESS: 893 Deyoung Rd
PARCEL ID NUMBER: 5-29-00-068.00
EXISTING ZONING: DRD, Design Review District
REQUEST: Final Development Plan (FDP) Approval
- D. DOCKET NUMBER: RZ 22-10
APPLICANT: Chip Fogleman, Arbor Land Design, LLC
ADDRESS: Brockman McClimon Rd
PARCEL ID NUMBER: 5-28-00-012.04, 5-28-00-012.03, 5-28-00-012.02, 5-28-00-012.01, 5-28-00-012.00
EXISTING ZONING: R-S, Residential Suburban
REQUEST: Rezone to I-1, Industrial

- E. DOCKET NUMBER: RZ 22-11
 APPLICANT: Cullum GSP 081, LP
 ADDRESS: 1121 S. Hwy 101
 PARCEL ID NUMBER: 5-24-00-023.00
 EXISTING ZONING: I-1, Industrial
 REQUEST: Rezone to S-1, Services

- F. DOCKET NUMBER: RZ 22-12
 APPLICANT: Upstate House Projects, LLC
 ADDRESS: Highland Ave
 PARCEL ID NUMBER: 9-04-02-069.01
 EXISTING ZONING: R-M1, Multi-Family Residential
 REQUEST: Rezone to R-5, Garden Court or Patio House

- G. DOCKET NUMBER: MISC 22-06
 APPLICANT: City of Greer
 PARCEL ID NUMBER: Area of Hwy 101/Brookshire up to E. Poisnett St
 REQUEST: Removal of GIBC Overlay

- H. DOCKET NUMBER: MISC 22-07
 APPLICANT: City of Greer
 PARCEL ID NUMBER: G026000100600 & G026000100500
 REQUEST: Adding Highway Transitional Overlay

- I. DOCKET NUMBER: MISC 22-08
 APPLICANT: City of Greer
 PARCEL ID NUMBER: G026000100600 & G026000100500
 REQUEST: Removal of Downtown Overlay

V. Old Business

- A. DOCKET NUMBER: RZ 22-09
 APPLICANT: Kimberly Whitlock
 ADDRESS: 305 Pine St
 PARCEL ID NUMBER: G023000100300
 EXISTING ZONING: R-12, Single-family Residential
 REQUEST: DRD, Design Review District

- B. DOCKET NUMBER: FDP 22-05
 APPLICANT: Site Design
 ADDRESS: Brushy Creek Rd
 PARCEL ID NUMBER: G006000200111
 REQUEST: Final Development Plan Approval

VI. New Business

- A. DOCKET NUMBER: AN 22-08
 APPLICANT: Tyler Polk, Access Realty
 ADDRESS: J Street
 PARCEL ID NUMBER: 9-07-13-009.00
 EXISTING ZONING: Unzoned (Spartanburg County)
 REQUEST: Annex and zone R-7.5, Single-family Residential

- B. DOCKET NUMBER: AN 22-09
 APPLICANT: CMC Group, LLC

ADDRESS: 1103 S. Hwy 14
PARCEL ID NUMBER: G004000200200
EXISTING ZONING: R-15, Greenville County
REQUEST: Annex and zone C-2, Commercial

C. DOCKET NUMBER: FDP 22-06
APPLICANT: Ryan Page, Thomas and Hutton
ADDRESS: 893 Deyoung Rd
PARCEL ID NUMBER: 5-29-00-068.00
EXISTING ZONING: DRD, Design Review District
REQUEST: Final Development Plan (FDP) Approval

D. DOCKET NUMBER: RZ 22-10
APPLICANT: Chip Fogleman, Arbor Land Design, LLC
ADDRESS: Brockman McClimon Rd
PARCEL ID NUMBER: 5-28-00-012.04, 5-28-00-012.03, 5-28-00-012.02, 5-28-00-012.01, 5-28-00-012.00
EXISTING ZONING: R-S, Residential Suburban
REQUEST: Rezone to I-1, Industrial

E. DOCKET NUMBER: RZ 22-11
APPLICANT: Cullum GSP 081, LP
ADDRESS: 1121 S. Hwy 101
PARCEL ID NUMBER: 5-24-00-023.00
EXISTING ZONING: I-1, Industrial
REQUEST: Rezone to S-1, Services

F. DOCKET NUMBER: RZ 22-12
APPLICANT: Upstate House Projects, LLC
ADDRESS: Highland Ave
PARCEL ID NUMBER: 9-04-02-069.01
EXISTING ZONING: R-M1, Multi-Family Residential
REQUEST: Rezone to R-5, Garden Court or Patio House

G. DOCKET NUMBER: MISC 22-06
APPLICANT: City of Greer
PARCEL ID NUMBER: Area of Hwy 101/Brookshire up to E. Poinsett St
REQUEST: Removal of GIBC Overlay

H. DOCKET NUMBER: MISC 22-07
APPLICANT: City of Greer
PARCEL ID NUMBER: G026000100600 & G026000100500
REQUEST: Adding Highway Transitional Overlay

I. DOCKET NUMBER: MISC 22-08
APPLICANT: City of Greer
PARCEL ID NUMBER: G026000100600 & G026000100500
REQUEST: Removal of Downtown Overlay

VI: Other Business

Planning and Zoning Report – UDO Update

VII: Adjourn

Documents related to the requests are available for public inspection in the Planning and Zoning Office located at 301 E. Poinsett Street.