



**City of Greer**  
**Planning Commission Minutes**  
**August 20, 2018**

**Members Present:** Mark Hopper, Chairman  
Judy Jones, Vice Chairman  
John Holland  
William Lavender  
Suzanne Traenkle

**Member(s) Absent:** Brian Martin

**Staff Present:** Kelli McCormick, Planning Manager  
Brandy Blake, Development Coordinator

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**I. Call to Order**

Mr. Hopper called the meeting to order at 6:30 pm and read the opening remarks. He introduced Kelli McCormick to speak before the meeting began.

Ms. McCormick greeted the Commission and the public and stated that Planning Commission Member, Micky Montgomery was resigning from the Planning Commission effective immediately. She thanked him for his years of service.

Ms. McCormick advised the Commission that a new member, Walden Jones, had been appointed, and would be serving at the next meeting.

**II. Public Forum**

Mr. Hopper read a brief statement about the public forum portion of the meeting. There was no one to speak for public forum.

**III. Minutes of the Planning Commission Meeting**

**ACTION** – Mr. Holland made a motion to approve the minutes from the July 16, 2018 Planning Commission Meeting as submitted. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0. Mr. Martin was absent from the vote.

**IV. Public Hearing**

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

**A. AN 2018-14**

Mr. Hopper opened the public hearing for AN 2018-14 then Ms. McCormick gave the basic information for the request.

Harry and Monika Johnson, residents at 160 Robinson Street, Greer, asked the Commission if the request was for a business and how this would affect their property. Mr. Hopper asked staff to address their question.

Ms. McCormick stated that the request was for S-1, services district and currently the applicants are proposing a car wash for that location. She advised that the City could not require the use of a car wash, only the business permitted with the Services District zoning designation. She stated she could not speak to how their property would be affected but that the proposed request was the only property being annexed into the City at this time and that their property would not be unless it became contiguous and they requested it to be.

Seeing that there was no one else present to speak for or against this request, Mr. Hopper closed the public hearing.

## **V. Old Business**

There was no old business.

## **VI. New Business**

### **A. AN 2018-14**

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-14.

Ms. McCormick presented the staff analysis and recommendation for the request.

Jamie McCutchen, applicant with CCAD Engineering, stated that the intended business is a car wash and they are working on getting sewer to the property.

Mr. Holland asked how long before the business will be open. Mr. McCutchen stated approximately 1 year.

**ACTION** – Ms. Jones made a motion to approve AN 2018-14. Ms. Traenkle seconded the motion. The motion carried with a vote of 5 to 0.

### **B. SUB 2018-23**

Mr. Hopper opened the business meeting for SUB 2018-23, Overton Park Preliminary Plat Review.

Ms. McCormick presented the staff analysis and recommendation for the request. She advised the Commission that the lots shown in a red bubble on the site plan would not be subject to approval at this time. She advised that these lots would come back at a later time for approval if necessary.

Jamie McCutchen, applicant with CCAD Engineering, gave the details of the issues with the abandoned road in question. Staff and the Commission discussed the options for these lots and the request.

**ACTION** – Mr. Holland made a motion to approve SUB 2018-23, Overton Park Preliminary Plat as submitted. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

## **VII. Other Business**

## **Planning and Zoning Report**

Ms. McCormick advised the Commission that she was still working on getting her certification for training Board members and would be updating them that soon.

### **VIII. Executive Session**

There was no executive session.

### **IX. Adjourn**

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Holland seconded the motion. The meeting adjourned at 7:07pm.