



**City of Greer**  
**Planning Commission Minutes**  
**March 18, 2019**

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

**Member(s) Absent:**

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

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**I. Call to Order**

Mr. Hopper called the meeting to order and read the opening remarks to begin the meeting.

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

**ACTION** – Mr. Jones made a motion to approve the minutes from the February 18, 2019 Planning Commission Meeting. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. Mr. Lavender was absent from the vote.

**III. Public Hearing**

Mr. Lavender entered the meeting.

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

**A. TXT 2019-01**

Mr. Hopper opened the public hearing for TXT 2019-01.

Mr. McMahan gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

**B. TXT 2019-02**

Mr. Hopper opened the public hearing for TXT 2019-02.

Mr. McMahan gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

**C. TXT 2019-03**

Mr. Hopper opened the public hearing for TXT 2019-03.

Mr. McMahan gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

**D. TXT 2019-04**

Mr. Hopper opened the public hearing for TXT 2019-04.

Mr. McMahan gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

**VI. Old Business**

There was no old business.

**VII. New Business**

**A. TXT 2019-01**

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for TXT 2019-01.

Mr. McMahan presented the staff analysis and recommendation for the request.

He advised that this text amendment was to amend the Zoning Ordinance of the City Code to add a new Article 6:17 entitled Standards for Placement of Small Wireless Facilities in Covered Areas.

**ACTION** – Mr. Lavender made a motion to approve TXT 2019-01. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0.

**B. TXT 2019-02**

Mr. Hopper opened the business meeting for TXT 2019-02.

Mr. McMahan presented the staff analysis and recommendation for the request.

He advised that this proposed text amendment was to amend the Zoning Ordinance of the City Code to establish new standards for Accessory Buildings in residentially zoned properties. He explained to the Commission that they would have two options to vote on. One option is to amend the Zoning Ordinance of the City Code to establish new standards for Accessory Buildings in residentially zoned properties without allowing short term rentals.

The other option is to amend the Zoning Ordinance of the City Code to establish new standards for Accessory Buildings in residentially zoned properties with allowing short term rentals. He advised that staff wanted to have both options available to council so they could decide how they would like to proceed.

After discussion of the option and details of the text amendment without short term rentals, Mr. Hopper asked if there was a motion.

**ACTION** – Mr. Martin made a motion to approve TXT 2019-02 without short term rentals. Mr. Holland seconded the motion. The motion carried with a vote of 7 to 0.

There was a brief discussion of the option and details of the text amendment with short term rentals.

**ACTION** – Mr. Martin made a motion to approve TXT 2019-02 with short term rentals. Mr. Jones seconded the motion. The motion carried with a vote of 7 to 0.

**C. TXT 2019-03**

Mr. Hopper opened the business meeting for TXT 2019-03.

Mr. McMahan presented the staff analysis and recommendation for the request.

He advised that this proposed text amendment was to amend the Zoning Ordinance of the City Code to establish standards for Short-term Rentals.

After a detailed discussion of this text amendment, Mr. Hopper asked if there was a motion.

**ACTION** – Mr. Martin made a motion to table TXT 2019-03. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.

**D. TXT 2019-04**

Mr. Hopper opened the business meeting for TXT 2019-04.

Mr. McMahan presented the staff analysis and recommendation for the request.

He advised that this proposed text amendment was to amend the Land Development Regulations to establish new standards for Commercial and Residential requirement for sidewalks.

After a detailed discussion of this text amendment, the Commission decided that they would like staff to do more research on this subject and bring the new information back to the Commission for review.

**ACTION** – Mr. Lavender made a motion to table TXT 2019-04 for staff to do further research on the subject. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.

## **VIII. Other Business**

Planning and Zoning Report – Mr. McMahan advised the Commission that staff was still working on a text amendment that the Commission requested regarding open space in residential developments. He also advised that they would be receiving emails about upcoming training opportunities for continuing education.

## **IX. Adjourn**

There being no other business to discuss, Mr. Holland made a motion to adjourn. The meeting adjourned at 7:30 p.m.