



**City of Greer**  
**Planning Commission Minutes**  
**May 20, 2019**

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

**Member(s) Absent:** William Lavender

**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 and read the opening remarks to begin the meeting.

Ms. McCormick gave a brief overview of the meeting and how it would proceed for the evening for the public that attended.

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

**ACTION** – Mr. Holland made a motion to approve the minutes from the April 22, 2019 Planning Commission Meeting. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. Mr. Jones abstained from the vote.

**III. Public Hearing**

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

**A. AN 2019-05**

Mr. Hopper opened the public hearing for AN 2019-05.

Ms. McCormick 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. AN 2019-06**

Mr. Hopper opened the public hearing for AN 2019-06.

Ms. McCormick gave the basic information for this request.

Bill Bright, resident at 20 Skyline Way, Taylors SC, had some questions about the proposed development. He advised that his bedroom window is 9 feet from the property line of the proposed development and that he has lived there for 37 years. He asked if a buffer would be required for a commercial development and advised he is concerned about the taxable value of home, decreasing property values, and lights that could shine onto his property from anything developed on the property in question.

Mr. Hopper stated that the applicant may be able to answer some of Mr. Bright's questions.

Ms. McCormick stated that she had made notes of Mr. Bright's questions and would address those during the business meeting.

Della McConnell, 13 Hilltop Dr., stated she was in opposition of the development. She advised that her main concerns would be for noise, light, and traffic concerns on Skyline Way. She advised that in the past a night club was on the property and with small children, having something similar to this was a big concern.

Richard Flagg, 19 Skyline Way, he stated he shares everyone else's concern. He advised that Skyline Way was already a significant cut through for traffic to avoid lights at Tread Quarters. He stated that increasing the traffic in a very established neighborhood is also a large concern for him.

Howard Smith, resident at 14 Hilltop Dr., advised he is concerned about the types of businesses that could be allowed in the area such as bars and strip clubs.

There being no one else to speak for or against this request, Mr. Hopper closed the public hearing.

**C. AN 2019-08**

Mr. Hopper opened the public hearing for AN 2019-08.

Ms. McCormick gave the basic information for this request.

A.J. Williams, resident on Old Jones Rd., spoke in opposition of this request. He advised that he doesn't want the property to be annexed or developed for industrial. He advised that he and his niece own the ROW on Old Jones Road and that they would not allow this development to have access on Old Jones Road.

Sarah Bunner, resident at 1199 Abner Creek Rd., read a brief statement she provided for the record marked exhibit A.

James Lee, resident at 268 Liberty Hill Rd., stated he agreed with the previous comments that have been mentioned. He stated that potential noise and light pollution is a concern for him as well. He advised traffic was an issue already on Liberty Hill Rd. and he did not want to look out of his back yard at sea truck docks. He also advised he doesn't think this type of development blends well with the area.

Albert Bruder, 1195 Abner Creek Rd., stated he is in opposition of this request. He stated that the Commission may remember him from the meeting in January he attended about the proposed private school. He advised that there is no infrastructure in place to support this type of growth. He advised that the current residents of Greer are asking for the Commission's help. He asked that he Commission deny the request at this time and do more research on the impact of this type of development in the area.

Adriane Padgett, resident at 660 Old Jones Rd., spoke in opposition. She stated that she has the same concerns as the speakers before her but also is concerned about the wildlife in the area. She stated there is nowhere for these animals to go. She advised the roads are not stable and cannot support this development.

There being no one else to speak for or against this request, Mr. Hopper closed the public hearing.

**D. RZ 2019-08**

Mr. Hopper opened the public hearing for RZ 2019-08.

Ms. McCormick 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.

**E. RZ 2019-09**

Mr. Hopper opened the public hearing for RZ 2019-09.

Ms. McCormick 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.

**IV. Old Business**

There was no old business.

**V. New Business**

**A. AN 2019-05**

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2019-05.

Ms. McCormick presented the staff analysis and recommendation for approval for the request. She addressed some of the concerns the public had voiced during the public hearing portion of the meeting for this request as well as the following request. She advised that if the properties would be developed together, and zoned as requested to C-3, a buffer would be required depending on the use of the property. She also stated that the City has a cut off lighting requirement to ensure the lights from any proposed development do not shine on adjacent properties. She advised that she could not speak on the concerns regarding traffic and noise at this time because a specific development plan had not been submitted. She also stated that the types businesses allowed in C-3 zoning could be a large range.

Brian Martin explained the role of the Planning Commission in regards to annexation request's and recommendations for zoning to City Council to the public.

The applicant, Curt Niemela, stated he is working with Bluewater Civil Design on the project and does not have a final product at this time.

Mr. Martin asked Mr. Niemela if his intention was to develop both properties as one under this request and the following request. Mr. Niemela stated yes.

Ms. McCormick stated that the property for this request is currently zoned C-2 in Greenville County and if this request were denied by City Council in the City of Greer, Mr. Niemela could still develop this property for commercial use in Greenville County.

The Commission and Staff discussed the request and the following request at length. Mr. Martin suggested that requesting DRD, Design Review District, could be a better zoning request for the properties in these requests.

**ACTION** – Mr. Martin made a motion to hold AN 2019-05 until after the discussion for the following request, AN 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0.

**B. AN 2019-06**

Mr. Hopper opened the business meeting for AN 2019-06.

Ms. McCormick presented the staff analysis and recommendation for approval for the request. She advised that since the use of the property has not been presented to the City, she could not advise on issues such as buffers, setbacks, lighting, or noise.

Mr. Holland asked what the buffer could be for a C-3, Commercial zoned property. Ms. McCormick stated that it's possible it could be as little as a 5 foot setback with a fence. She advised that is similar to the requirements for development for this property currently in Greenville County.

Mr. Martin started that for this parcel, he would prefer to recommend a DRD zoning because he doesn't know the type of development the applicant intends for the properties as a whole. He advised C-3, Commercial zoning is appropriate for the property along Wade Hampton in request AN 2019-05, but that C-3 zoning does not offer any protection to the residents on Skyline Way.

The applicant, Curt Niemela, stated that his plan is for the buildings that are developed on the property to face away from the residential areas so that it would minimize the impact. He advised that he would like to move forward with the current request for C-3 zoning for both requests, AN 2019-05 and AN 2019-06.

After discussion of both requests and possible impacts on surrounding properties the Commission moved forward with voting on both requests.

**ACTION** – Mr. Martin made a motion to approve AN 2019-06 for the recommended zoning of C-3, Commercial. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**ACTION** – Mr. Martin made a motion to re-open the business meeting for AN 2019-05. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0. The business meeting has re-opened for voting.

**ACTION** – Mr. Martin made a motion to approve AN 2019-05 for the recommended zoning of C-3, Commercial. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**C. AN 2019-08**

Mr. Hopper opened the business meeting for AN 2019-08.

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

Paul Thurston, applicant for the request and employee of Becknell Industrial, spoke in favor of AN 2018-08. He advised that the main access for this development would be off of Freeman Farm Road.

Mr. Martin asked Mr. Thurston if this would be a spec building. He advised it would be. Mr. Thurston asked staff to share the proposed layout he had provided to staff. Ms. McCormick advised the public that this had not been presented until now because this was not a part of the zoning request.

Ms. McCormick shared the proposed layout showing 3 buildings and their possible layout with accesses.

The Commission discussed possible uses for greenspace in the development.

Brian Young, real estate agent for the clients, stated that annexing into the City of Greer gave them the opportunity to develop the right way.

Mr. Martin stated that there is already a lot of development in the area and asked if they would be worried about finding tenants for the spec building once completed. Mr. Young advised, no, the spaces in the area keep leasing out and they are not concerned.

Mr. Martin stated that this would dramatically change the character of the area and the Commission does see that.

Mr. Jones asked if they would be removing all of the trees on the property. Mr. Thurston advised they would be removing a lot and staff said they would be required to meet the requirement of the Tree Ordinance of the City.

Mr. Holland stated that the plan that Becknell proposed looked attractive and Ms. McCormick explained the plan in more detail to the public.

**ACTION** – Mr. Holland made a motion to approve AN 2019-08. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**D. RZ 2019-08**

Mr. Hopper opened the business meeting for RZ 2019-08.

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

Dennis Elmore, applicant for the request, advised he was in favor of the request and would like to move forward as soon as possible.

**ACTION** – Mr. Martin made a motion to approve RZ 2019-08. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**E. RZ 2019-09**

Mr. Hopper opened the business meeting for RZ 2019-09.

Ms. McCormick presented the staff analysis and recommendation for approval for the request. She advised the Commission the property for this request would be combined with the adjacent subdivision known as Overton Park.

The applicant for the request was not present.

**ACTION** – Mr. Martin made a motion to hold RZ 2019-09 until the applicant can be present for the meeting. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**VI. Other Business**

Ms. McCormick advised the Commission of upcoming training opportunities. She also asked the Commission to send staff any ideas or issues they would like addressed in the upcoming Comprehensive Plan.

**VII. Executive Session**

**VIII. Adjourn**

There being no other business to discuss, Mr. Holland made a motion to adjourn. Ms. Jones seconded the motion. The meeting adjourned at 8:15 p.m.