



**City of Greer**  
**Planning Commission Minutes**  
**June 17, 2019**

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

**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. Martin made a motion to approve the minutes from the May 20, 2019 Planning Commission Meeting. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**III. Public Forum**

There was no one to speak for public forum.

**IV. Public Hearing**

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

**A. AN 2019-09**

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

Staff gave the basic information for this request.

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

Alan Carithers, area resident and owner of several surrounding properties, stated that road congestion in the area is a problem and that there have been major accidents in the area. He advised that road construction is the biggest problem. He advised that in the late afternoon, traffic can back

up from the area in question to Taylors Road. He stated his biggest concern is safety and traffic congestion created by a development of this density.

Elisha Godfrey, resident at 445 Alexander Road, advised the Commission that he and many of his neighbors were in attendance that evening to speak in opposition of the request. He advised that according to SCDOT in 2018, in that area of Brushy Creek Road, there were 9700 cars traveling the roadways. He stated there are currently 128 new townhomes being built on Brushy Creek Road, and at two and a half cars each that travel two trips each day, it would equal to 640 to 960 additional trips per day being added to the current count. He stated that the proposed development is requesting R-12 zoning and that could allow them to have 52 new homes. He advised that he was told the developer is proposing only 40 new homes but that would add an additional 240-480 trips per day on a road that is already congested. He stated that this is an increase of 10-15 percent of traffic within a few years. He stated that Alexander Road is too small at only 18ft wide. He stated that another factor to consider is the nature of Alexander Road. He advised that the lots on Alexander Road are all larger rural lots and that the proposed density wouldn't fit in the nature of the area. He stated that in the last 6 months there have been 2 major accidents in the area and that approving this request would increase that risk.

Lisa Godfrey, resident at 445 Alexander Road, spoke in opposition of the request. She advised that she is also concerned with the safety of the area. She advised that the road is not ready for the type of development being proposed. She stated that Alexander Road is too small for the increased traffic.

Amanda Meed, resident at 435 Alexander Road, stated that she is also concerned of the safety on Alexander Road. She advised that she has a child and 2 dogs that she walks every day and that the amount of traffic on the road already makes her feel unsafe. She stated that they purchased the land because it was rural but still near the city and that the area around her is being rapidly developed.

Margie Coggins, resident at 401 Alexander Road, stated she has lived in her home for 34 years. She advised that the growth in the area has made it a very dangerous situation. She advised that there have been no road improvements on Alexander Road. She stated that she contacted SCDOT about the intersection of Alexander Road and Brushy Creek Road and that SCDOT is conducting a study of the area.

Meredith Shannon, resident at 59 Killarney Lane, advised that there is a traffic problem in the area. She also stated that the City needs to keep more greenspace. She stated that the area is already overdeveloped and she is opposed to the proposed request.

Jonathan Buchanan, resident at 45 Old Indian Trail, stated he is concerned about destroying the land. He advised that he enjoys the wildlife in the area and that the proposed request to allow more houses may not be worth the risk.

Julie Carithers, area resident, advised she is concerned about overcrowding of schools and the fact that this type of situation can present young drivers to the area. She stated that with the current concerns of traffic, inexperienced drivers would add to that issue. She stated she is also concerned about conserving established greenspace. She advised that allowing the requested development would displace all the animals from that area.

Dan Dather, 202 Holly Vista Drive, stated he is opposed to the request. He advised that Alexander Road is too small and too busy for more development. He advised that he is a truck driver and he faces the issues on driving on Alexander Road every day. He advised that the speed bumps on

Alexander Road don't really help. He stated that adding more houses to the area will only cause bigger problems.

Gloria Vanderburgh, 220 E Shepherd St, stated she is concerned about the ponds and wetlands. She stated that she thinks Clemson should be involved to do a study on the impact the runoff in this area will have on the Enoree River.

Mr. Martin explained to the public the role of the Planning Commission and the role of City Council for annexations and future development requests.

Allen Carithers, stated that he and others have been to City Council to speak on items on their agenda in the past and were not allowed to speak.

Mr. McMahan advised the regular process of City Council and informed the public that they could sign up in advance to speak at City Council with the Municipal Clerk.

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

**B. AN 2019-10**

Mr. Hopper opened the public hearing for AN 2019-10.

Staff gave the basic information for this request.

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

**V. Old Business**

Mr. Hopper asked Mr. Martin to introduce the next items of old business. Mr. Martin gave a brief explanation of why requests AN 2019-05 and AN 2019-06 were being brought back to the Commission for reconsideration.

**A. AN 2019-05**

Mr. Martin advised that there may have been some incorrect information given about this request and AN 2019-06 at the previous Planning Commission meeting, and after speaking with staff about this, it was decided to bring these two requests back before the Commission for consideration.

**ACTION** – Mr. Martin made a motion to re-open the business meeting for AN 2019-05 for further discussion. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Chris Price, representative for the applicant from Bluewater Civil, stated the request for AN 2019-05 was the same, to annex the property into the City and zone to C-3, Commercial.

**ACTION** – Mr. Martin made a motion to hold the vote for AN 2019-05 until after the discussion and vote for AN 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**B. AN 2019-06**

**ACTION** – Mr. Martin made a motion to re-open the business meeting for AN 2019-06 for discussion. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Chris Price, representative for the applicant from Bluewater Civil, stated the request for AN 2019-06 was the same, to annex the property into the City and zone to C-3, Commercial.

Mr. Martin asked Mr. Price if he had a proposed plan for development. Mr. Price stated he did not.

**ACTION** – Mr. Martin made a motion to hold AN 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**A. AN 2019-05**

**ACTION** – Mr. Martin made a motion to re-open AN 2019-05 for consideration. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**ACTION** – Mr. Martin made a motion to approve AN 2019-05 for C-3, Commercial zoning. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**B. AN 2019-06**

**ACTION** – Mr. Martin made a motion to re-open the business meeting for AN 2019-06 for discussion. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**ACTION** – Mr. Holland made a motion to hold AN 2019-06 until the applicant was available to give the Commission more information about the proposed plan of development. Mr. Holland withdrew his motion.

**ACTION** – Mr. Martin made a motion to deny the request for C-3, Commercial for AN 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion to deny passed.

**C. RZ 2019-09**

Mr. Hopper stated that this request was held over from the last Planning Commission meeting because a representative was not present.

**ACTION** – Mr. Martin made a motion to re-open RZ 2019-09 for consideration. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Chip Buchannan, Davis and Floyd, stated the purpose of this request was to combine this property with the southern proposed development, Overton Park.

Mr. Martin asked Mr. Buchannan the status on the road abandonment issue with the property. Mr. Buchannan advised it is still in process but moving along.

The Commission, Staff, and the applicant discussed the proposed request and the combining of the property with Overton Park.

**ACTION** – Mr. Lavender made a motion to approve RZ 2019-09. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**V. New Business**

**A. AN 2019-09**

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2019-09.

Staff presented the staff analysis and recommendation for approval for the request. Staff also gave the public the information and dates for upcoming meetings for this request.

Evelyn Angeletti, attorney for the applicant, spoke in favor of the request. She gave a brief overview of the proposed development. She advised some of the open space will be preserved. She advised that the developer has already had soil testing, a phase 1 environmental, and a wetlands survey completed for this property. She stated the owners of the property live on Alexander Road.

The Commission and Staff discussed the possible zoning districts for this property.

Mr. Martin stated he is not in favor of a cluster development for this property.

Ms. Angeletti stated this property is zoned correctly for the use they are requesting in Greenville County.

**ACTION** – Ms. Jones made a motion to approve AN 2019-09 for R-15, Residential District. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**B. AN 2019-10**

Mr. Hopper opened the business meeting for AN 2019-10.

Staff presented the staff analysis and recommendation for approval for the request.

Allen Cullum, applicant, stated he owned the adjoining properties of the property in question and his intention was to develop this property in a similar fashion to the adjoining properties.

**ACTION** – Ms. Jones made a motion to approve AN 2019-10. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**C. SUB 2018-12 Netzero Farms Ph.2**

Mr. Hopper opened the business meeting for SUB 2018-12.

Staff informed the Commission that the applicant for this request was not present.

**ACTION** – Mr. Martin made a motion to hold SUB 2018-12 until the applicant was present to discuss. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**VI. Other Business**

Ms. McCormick updated the Commission on security for upcoming meetings, training, and uniforms.

**VII. Executive Session**

**VIII. Adjourn**

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Holland seconded the motion. The meeting adjourned at 8:11 p.m.