



City of Greer
Planning Commission Minutes
July 22, 2019

Members Present: John Holland, Vice Chairman
Judy Jones
Walden Jones
William Lavender
Brian Martin
Michael Wright

Member(s) Absent: Mark Hopper, Chairman

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

I. Call to Order

Mr. Holland called the meeting to order and read the opening remarks to begin the meeting. He recognized Staff to speak. Ms. McCormick welcomed new Commissioner Michael Wright.

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Martin made a motion to approve the minutes from the June 17, 2019 Planning Commission Meeting. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed. Mr. Hopper was absent from the vote.

III. Public Forum

There was no one to speak for public forum.

IV. Public Hearing

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

A. AN 2019-07

Mr. Holland opened the public hearing for AN 2019-07.

Staff gave the basic information for this request.

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

B. LDRV 2019-01

Mr. Holland opened the public hearing for LDRV 2019-01.

Staff gave the basic information for this request.

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

C. LDRV 2019-02

Mr. Martin recused himself from LDRV 2019-02 and stepped down from the panel.

Mr. Holland opened the public hearing for LDRV 2019-02.

Staff gave the basic information for this request.

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

Mr. Martin returned to the panel.

D. MISC 2019-01

Mr. Holland opened the public hearing for MISC 2019-01.

Staff gave the basic information for this request.

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

V. Old Business

There was no old business.

VI. New Business

A. AN 2019-07

Mr. Holland read a brief statement about conducting the business meeting and opened the business meeting for AN 2019-07.

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

Staff clarified the layout and the design of the community for the Commission. Ms. McCormick advised the Commission that the request before them was for DRD zoning and because of this the plan provided was what the Commission was approving at this time. She advised that a Final Development Plan for this project would come later for the Commission to review.

Chris Hill, applicant for this request, was available to answer any questions from the Commission.

Mr. Martin asked Mr. Hill to describe the type of commercial businesses they were expecting for this development. Mr. Hill advised that the type of commercial use would be determined by the market later and was not known at this time.

The Commission, Staff, and the applicant discussed the specifics of the proposed plan.

ACTION – Mr. Jones made a motion to approve AN 2019-07 as submitted. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. LDRV 2019-01

Mr. Holland opened the business meeting for LDRV 2019-01.

Staff presented their analysis and recommendation for denial for the request. Ms. McCormick advised that the development known as Dillard Grove Villas is requesting a variance to exclude sidewalks along Abner Creek Road. She stated that the Preliminary Plat for this development would be presented to the Commission later in the meeting.

Ms. McCormick advised that Staff recognizes that the topography of this property is not ideal and poses problems for the addition of sidewalks along Abner Creek Road, however, the area that currently feels more rural will eventually become connected and it is the desire of City Council to encourage this connectivity. She advised that Staff has worked together with Planning Commission in the past on other developments to find alternative paths and methods of connectivity, and that this request may be another that they can come to some type of alternative solution for.

Brock Fankhauser, applicant for the request, and Chris Watson, engineer for the request, gave a brief overview of the project and presented slides to the Commission on a flash drive now listed as exhibit A. They advised that the slides would show the Commission some of the challenges they had with the site.

Mr. Watson stated that the conditions along Abner Creek Road that make having sidewalks difficult are, step topography, a narrow shoulder along the DOT right of way, power poles, existing trees that they would like to save, and wetlands including a wetlands buffer. He advised that the stream was permitted for a crossing and that was the limit of impact they had planned to have on the area. He also advised that saving this buffer offered as a nice buffer to the development.

He advised that interconnectivity between the parcels is something they are interested in exploring with a future connection to the adjacent property to the northeast of the development along Abner Creek Road.

Mr. Walden asked if they developer owned the parcel to the northeast. Mr. Fankhauser advised that the owner of the property wants to sell, but only a portion of the property. He stated that there is a possibility in future negotiations that they could acquire a sliver of property for more lots that could gain them connectivity to Abner Creek Road.

The Commission, applicant, and Staff discussed possible alternatives for the sidewalks.

ACTION – Mr. Jones made a motion to approve LDRV 2019-01 with the following conditions: a stub out from an interior road is made to the adjacent parcel to the northeast of the development fronting on Abner Creek Road. Mr. Martin made an amendment to the motion to include that the area on the proposed site plan described as wetlands, be completely restricted and kept as a non-disturbed area for the proposed developed, other than the proposed nature trail on the plan. Mr. Jones accepted the amendment. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. LDRV 2019-02

Brian Martin stepped down from the panel, recusing himself from the case.

Mr. Holland opened the business meeting for LDRV 2019-02.

Staff presented their analysis and recommendation of approval for the request. Ms. McCormick advised that City Engineer and Fire Marshall have both recommended approval of this variance.

Kim Hamel, Great Southern Homes, gave brief overview of the request.

Staff stated that the required radius of the cul-de-sac is 50 feet and the request is to reduce this to 40.5 feet.

ACTION – Ms. Jones made a motion to approve LDRV 2019-02. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Brian Martin returned to the panel.

D. MISC 2019-01

Mr. Holland opened the business meeting for MISC 2019-01.

Staff state that the applicant is requesting to change the name of Clear Springs Court to Global Court.

Christian Crear, representing the applicant Fant Reichert & Fogleman, was present to represent the request.

Ms. McCormick advised that this approval needed to be contingent on approval from both Greenville County and Spartanburg County Addressing.

ACTION – Mr. Lavender made a motion to approve MISC 2019-01 contingent on approval from Greenville County and Spartanburg County E911 Addressing. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

E. SUB 2018-12 Netzero Farms FDP

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

Staff presented their analysis and recommendation of approval for the request. She updated the Commission on the status of the rest of the development.

Mark Clayton, application, was present and gave a brief overview of the request.

ACTION – Mr. Martin made a motion to approve SUB 2018-12. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

F. SUB 2019-04 Dillard Grove Villas Preliminary Plat

Mr. Holland opened the business meeting for SUB 2019-04.

Staff presented their analysis and recommendation of approval for the request with the conditions described in variance LDRV 2019-01.

Brock Fankhauser, applicant, gave an overview of the site plan and the details of the type of communities that Newstyle Communities develops.

Mr. Martin asked Mr. Fankhauser to explain how the homeowners will differentiate between their property boundaries and open space. Mr. Fankhauser advised that the homes designs have the outdoor living space on the side of the home. He advised that these side courtyards are designed to be the outdoor space for each homeowner and the rear of the homes will only have the air compressors and are partitioned off so that there isn't access to the rear area. He advised that all of the open space is maintained by the HOA. He stated that the concept is to keep rear yards unimproved and as natural as possible.

Staff went to the Newstyle Communities webpage and provided the Commission with pictures and examples of this type of community.

ACTION – Ms. Lavender made a motion to approve SUB 2019-04. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Other Business

Staff updated the Commission on upcoming training opportunities.

VIII. Executive Session

IV. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. The meeting adjourned at 7:49 p.m.