



City of Greer
Planning Commission Minutes
August 19, 2019

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

Member(s) Absent: William Lavender

Staff Present: Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator
Ruthie Helms, Interim Director of Building and Development Standards

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 July 22, 2019 Planning Commission Meeting. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0. The motion passed. Mr. Lavender was absent from the vote and Mr. Hopper abstained from the vote.

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. RZ 2019-10

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

Staff 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. RZ 2019-11

Mr. Hopper opened the public hearing for RZ 2019-11.

Staff 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. RZ 2019-12

Mr. Hopper opened the public hearing for RZ 2019-12.

Staff gave the basic information for this request.

Tim Howard, resident at 104 Springdale Ave, stated he was not in opposition of reconfiguring the lots from 2 lots to 3 lots but that he was concerned about the drainage. He advised that the first hundred block on Springdale Avenue and Brown Street has had drainage problems for years. He stated that he wanted the drainage to be addressed before any other issues could occur.

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

D. RZ 2019-13

Mr. Hopper opened the public hearing for RZ 2019-13.

Staff 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 2019-14

Mr. Hopper opened the public hearing for RZ 2019-14.

Staff 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.

V. Old Business

There was no old business.

VI. New Business

A. RZ 2019-10

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for RZ 2019-10.

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

Chip Patat, applicant and representative for Daily Bread Ministries, gave a brief presentation illustrating the intent of the proposed project.

Mr. Martin asked Mr. Patat for more detail about Daily Bred Ministries' current STEP program and how the proposed tiny homes fit into their current plan. Mr. Patat explained the tiny homes would have a live-in manager.

Mr. Holland asked if these homes would be built to residential or commercial standards. Ms. Helms, Greer building official, replied the homes would be built to residential standards and would need to be built on a foundation. Mr. McMahan reported the tiny homes would be required to have a five-foot setback.

Mr. Wright raised concern about this project creating a place for loitering. Mr. Patat assured the board that loitering and similar issues would not be allowed or tolerated.

Mr. McMahan restated the application statement of intent which includes that the tiny homes could have up to two beds per house, and there would be an on-site manager.

Mr. Patat mentioned Daily Bread Ministries can help individuals find help for mental illness, but they do not have staff to deal specifically with such issues.

Ms. Jones asked if other locations were considered for the tiny homes. Mr. Patat said they made an offer on the parcel of land between the soup kitchen and their current apartments, but the asking price was too high.

Mr. Martin raised concern about setting a precedent by allowing this project to have both residential and commercial land uses on one property in C-2 zoning district.

ACTION – Mr. Wright made a motion to deny RZ 2019-10. Mr. Martin seconded the motion. The motion carried with a vote of 5-1. The motion passed.

B. RZ 2019-11

Mr. Hopper opened the business meeting for RZ 2019-11.

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

The board and staff discussed the layout of the project. Currently the building is all commercial and the request is to convert part of the building to a residence.

The applicant, Kevin Byrd, provided the board with a full layout. Mr. Byrd briefly explained the intent of the project. The residence would be occupied four months out of the year and a few times a month. Mr. Hopper asked if Mr. Bryd would use the property as an AirBnB. Mr. Byrd has no plans for renting the residence space.

Staff and board discussed the need to bring the residence up to current code.

ACTION – Ms. Jones made a motion to approve RZ 2019-11. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

C. RZ 2019-12

Mr. Hopper opened the business meeting for RZ 2019-12.

Staff presented their analysis and recommendation of approval for the request. Staff will ask the city and stormwater engineers to look into potential drainage issues at this location.

The applicant, Mickey Montgomery, gave brief overview of the request.

ACTION – Ms. Martin made a motion to approve RZ 2019-12. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. RZ 2019-13

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

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

Perry Denis, applicant, briefly described the request for rezoning.

ACTION – Mr. Holland made a motion to approve RZ 2019-13. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

E. RZ 2019-14

Mr. Hopper opened the business meeting for RZ 2019-14.

Staff presented their analysis and recommendation of approval for the request. Staff explained the difference between PD and DRD zoning designations. PD zoning is used for mixed use and requires two acres of land.

The applicant, James Bakker, was present and gave a brief overview of the request.

ACTION – Mr. Holland made a motion to approve RZ 2019-14. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

F. SUB 2018-23 Overton Park

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

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

Staff reminded the board this project came to the board in January with 62 lots and it is now 72 lots.

The applicant, Jamie McCutchen, discussed the road and driveway access on the property with the board.

ACTION – Mr. Jones made a motion to approve SUB 2018-23. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

G. SUB 2019-05 Arlington Commons

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

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

Jamie McCutchen, applicant, stated they will shift the neighborhood entrance per DOT comments. He advised that they are working with DOT to provide access to a nearby property that may have future commercial use, and they are working to on a potential secondary entrance for fire access.

ACTION – Mr. Holland made a motion to approve SUB 2019-05. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Other Business

Staff introduced Ms. Ruthie Helms as the new interim director for the Building and Development Standards department.

Staff informed the board of upcoming monthly trainings.

VIII. Executive Session

IV. Adjourn

There being no other business to discuss, Mr. Holland made a motion to adjourn. The meeting adjourned at 8:04 p.m.