



City of Greer
Planning Commission Minutes
November 18, 2019

Members Present: Mark Hopper, Chairman
Judy Jones
Walden Jones
William Lavender
Brian Martin
Michael Wright

Member(s) Absent: John Holland, Vice Chairman

Staff Present: Ashley Kaade, Planner
Brandon McMahan, Planner
Brandy Blake, Planning and Zoning Coordinator

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 October 21, 2019 Planning Commission Meeting. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed. Mr. Holland was absent 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. AN 2019-13

Mr. Hopper opened the public hearing for AN 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.

B. AN 2019-14

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

Staff gave the basic information for this request.

John Blanton, resident at 236 Watercourse Way in the Woodlands at Walnut Cove, stated he was opposed to the request. He stated that the traffic on Highway 101 has become a problem. He stated that his main concerns was that O'Neal Church Road would not be able to handle the traffic from this development and that this could create safety problems. He advised that the density of the proposed development was more dense than any of the other surrounding neighborhoods and that this development would be changing the nature of the area.

Barbara Blanton was signed up to speak but chose not to.

Judy Stella, resident 482 Pink Dill Mill Road, stated she was opposed to the request. She stated that when O'Neal Village was presented to the area they in 2007, they advertised wooded areas in the development and that today, there are no trees left on the property. She stated that there were no signs posted on the property for the proposed subdivision or annexation. She asked that the Commission consider the existing O'Neal Village development when they discussing the proposed development and the impact it will have on the rural area. She stated that 300 of her neighbors were all in opposition of this request.

Jay Roberts, resident at O'Neal Village, stated she was opposed to the request. She stated that O'Neal Church Road isn't safe for travel and will be worse with the additional traffic from the proposed request. She stated that the residents in the new development would have to walk across O'Neal Church Road to have access to the existing amenities and it would be dangerous. She stated the existing O'Neal Village has no trees and that this is an issue with erosion control. She advised that the neighborhood has problems with rain and mud runoff. She requested that the City work with the developer to save the large Oak Trees on the property.

George Ward, resident at 109 Glastonbury Drive, stated that he was opposed to the request. He stated he was concerned about acreage for proposed development and about erosion control. He stated that the proposed area buffers his property and he doesn't want his trees cut down. He stated he wanted to know why the proposed townhomes weren't being developed on the vacant property in the current O'Neal Village development that had already been cleared. He advised the Commission that he wanted to know if the developer would be surveying the property and if there would be a buffer around the development. He asked what would happen if the developer cut down his Oak trees.

Mr. McMahan stated for the record the total acreage of the property and upon Mr. Martin's request, gave the information for signage posted on the property to advertise the public hearing.

Sandra Duffy, resident at 110 Glastonbury Drive, spoke in opposition of the request. She asked what type of buffer would be required for the development and where the entrances would be located. She stated she was concerned about the trees on the property being removed. She stated the condition of O'Neal Church road was poor and the increased traffic would make it worse. She stated she wanted to know what the amenities would be for this proposed development.

Mr. Lavender clarified the process for Planning Commission and City Council regarding annexations. He also clarified the road maintenance and responsibility of the City.

Ms. Duffy stated that when the original O'Neal Village was being developed, the developer stated that they were providing thousands of dollars for road improvements and those commitments have not fulfilled.

Frank Sitarz, resident at 3451 O'Neal Church Road, stated that O'Neal Church Road was used as a dragstrip and that he was not in favor of the request. He stated that there is a problem in the area with wild animals because there are too many trees being cut down. He stated he was most concerned about the amount of Greer City police officers patrolling the area. He stated that with more development more officers would be needed. He stated that his home was not inspected properly during construction by the City and that he had issues with the builder. He said he wanted the Commission and Council to keep the town quaint.

Anna Vera, resident at 10 Regional Drive in Autumn Hills, stated she just purchased the property within the last year. She said there are rapid changes to the area and that although this meeting for annexation, the Commission was the first step in the process and she asks them to consider the implications of this approval.

Richard Artz, resident at 28 Mandarin Circle in Taylors, stated that the issue of public facilities should be considered. He stated that schools and the overcrowding problems needed to be considered. He stated that he agrees with what others have said and the he is also concerned about problems with water runoff.

Barbara Blanton, resident at 236 Watercourse Way. She asked that the Commission consider the density and looking at single family detached residences instead of townhomes.

Ronald Mason, property owner at 3541 O'Neal Church Road, spoke in favor of the request. He stated that one of the comments made during the proceedings was that people wanted the area to look the way it was, without the added development. He advised that 25 years ago when he moved to the area he was surrounded by 200 acres of farmland and that things will not be the way it was. He stated that he was not happy when the neighborhood on Glastonbury Drive moved in because he now looks at their rooftops from his windows but that he understands that this is what happens with development. He stated that his horse farm is not compatible with the area now and that is why he wishes to sell the property. He advised that what is proposed is compatible with what is there now.

C. RZ 2019-18

Mr. Hopper opened the public hearing for RZ 2019-18.

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.

D. RZ 2019-19

Mr. Hopper opened the public hearing for RZ 2019-19.

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. AN 2019-13

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2019-13.

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

Stephen Nett, applicant, stated they are still working on design of the project and were excited to be in Greer. He stated that he thinks they have put together a quality product and that he hopes the Commission will approve it.

Mr. Martin asked the applicant if they had reached out to the property owner that will be left in the middle of the proposed development in hopes to purchase that property. Mr. Nett stated they had not but would do so.

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

B. AN 2019-14

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

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

Mr. Hopper asked staff to clarify the Planned Development Zoning District and the process for this type of development to the public. Ms. Kaade, briefly described the PD district and its process.

Mr. Martin addressed the public and informed them of the role of Planning Commission for this request.

Mr. Jones asked staff if the city was requesting a traffic study for O'Neal Church Rd. Ms. Kaade advised that city engineers and SCDOT would make the specific request and review that study.

Mr. Wright asked staff if the Commission were to recommend a different zoning classification than the one requested, would a traffic study still be required. Staff advised that a traffic study would be required no matter what zoning recommendation the Commission gave. Mr. McMahan stated that the traffic impact study would be limited to the area of annexation.

The applicant, Jeff Randolph, developer of O'Neal Village, gave a brief history of his work experience and an overview of the existing O'Neal Village development. He then explained the details of the existing request.

Mr. Randolph and the Commission discussed the request and the existing development.

After the Commission discussed some concerns they had, they asked Jeff Randolph to come back to the podium and discuss possible options for the request. The Commission wanted a mix of single family attached and detached in the area of new development to be more in line with the existing O'Neal Village neighborhood. Mr. Randolph suggested that he work with staff and make the changes proposed by the Commission. He advised that the Commission would have an opportunity to review those changes when the Final Development Plan came before them.

ACTION – Mr. Jones made a motion to approve AN 2019-14. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 1. Mr. Wright voted in opposition of the request. The motion passed.

C. RZ 2019-18

Mr. Hopper opened the business meeting for RZ 2019-18.

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

Phil Durham, applicant for the request, gave a brief overview of the request.

Daren Anderson, Greer resident and future tenant of the building, advised the Commission that the use would be for a youth hockey training facility.

Mr. McMahan stated that currently this business would be private and not open to the public. He advised that additional building code requirements would be required prior to being open to the public.

ACTION – Mr. Martin made a motion to approve RZ 2019-18. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. RZ 2019-19

Mr. Hopper opened the business meeting for RZ 2019-19.

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

Joseph Morelli, applicant for the request, gave a brief overview of the request.

ACTION – Mr. Martin made a motion to approve RZ 2019-19. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

E. COM 2019-15

Mr. Hopper opened the business meeting for COM 2019-15.

Staff gave a brief history of the request and presented their analysis and recommendation for approval for the request.

The Commission discussed the request. Mr. Wright stated his concerns about the safety of the site close to the railroad tracks.

Mr. Patat, applicant for the request, gave a brief overview of the request and discussed the options for fencing the site with the Commission.

Staff and the Commission discussed options for fencing the site.

ACTION – Mr. Wright made a motion to approve COM 2019-15 with the following condition: a fence must be installed along the rear of the property and adjoin the fence along the left of the property along the parking lot but no encapsulating the parking lot. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 1. Mr. Martin voted in opposition of the request. The motion passed.

F. 2020 Calendar Dates

Staff presented the proposed calendar dates for the upcoming year.

ACTION - Mr. Lavender made motion to approve the proposed 2020 calendar dates. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Other Business

Mr. McMahan recognized Mark Hopper as he was retiring from the Planning Commission to serve on City Council. He also reminded the Commission members of the appreciation luncheon on December 5th, 2019.

VIII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Jones seconded the motion. The meeting adjourned at 8:40 p.m.