



City of Greer Planning Commission Minutes October 16, 2017

Members Present: Kevin Tumblin, Chairman
Don Foster
Judy Jones
Brian Martin
Micky Montgomery
Suzanne Traenkle

Member(s) Absent: Mark Hopper

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

I. Advisory Meeting

Chairman Tumblin called the meeting to order at 6:30 p.m. and read the opening remarks

A. Approval of Minutes for September 18, 2017

Mr. Martin made a motion to approve the minutes as submitted for September 18, 2017. Mr. Montgomery seconded the motion. The motion carried with a vote of 4 to 0. Suzanne Traenkle abstained from the vote. Mr. Hopper and Mr. Foster were absent from the vote.

II. Public Hearing

Chairman Tumblin opened the Public Hearing.

Kelli McCormick took a moment to advise the Commission of the issues staff has had with Novus and discussed how these issues can be resolved.

Don Foster enters the meeting.

Currently, this property is occupied with a single-family residence. As stated in the above section, this property is designated as Residential Land Use 2 Community on a Transit Oriented Corridor. C-3, Commercial zoning, is appropriate at this location. The development will have to meet all requirements of the zoning ordinance and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

Scott Streetman, applicant, advised the Commission that his business used the parking lot where Bojangle's is currently located now for 15 years. He stated he didn't know he needed to have the property rezoned just for parking. He stated that he took 30ft of the side yard of the property the house he owns and rents is located and fenced it in for use from the business.

Mr. Martin asked if Mr. Streetman's intention was to combine the property with the business and stated his concern, that if the properties were not combined, and a business were to try and occupy that property in a residential area. Mr. Streetman advised, yes, he already had a survey to show the combination. Ms. McCormick advised the Commission that staff has a plat in possession that shows that combination. McCormick stated that due to stormwater requirements, a business would not be permitted to operate on that small property and would require the properties to be combined.

Action – RZ 2017-41

Vote – Mr. Foster made a motion to approve case RZ 2017-41. Mr. Montgomery seconded the motion. The motion carried with a vote of 6 to 0.

3. FDP 2017-43 Piedmont Pointe Tryon Street

Kelli McCormick presented the Commission with the details, site plan, and elevation plan of FDP 2017-43. Ms.

STAFF RECOMMENDATION: Approval contingent upon departmental and applicable agency approvals.

David Christmas, representing the applicants, spoke in favor of FDP 2017-43.

Ms. Jones asked Mr. Christmas how many units would be in the Apartments. Mr. Christmas stated, 48 units total.

Action – FDP 2017-43

Vote – Mr. Martin made a motion to approve FDP 2017-43. Mr. Montgomery seconded the motion. The motion carried with a vote of 6 to 0.

Ms. McCormick gave the Commission a brief history of the next 2 annexation requests and discussed with the Commission why these 2 requests are being heard by the Commission.

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 16, 2017**

DOCKET: AN 2017-44

APPLICANT: Donna Davis and Randy Vaughn

PROPERTY LOCATION: Westmoreland Rd

TAX MAP NUMBER: 9-07-00-059.01

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annexation and Zoning to R-10, Single-Family Residential

SIZE: 6.01 acres

COMPREHENSIVE PLAN: Near an Residential Land Use 2 Community

ANALYSIS: **AN 2017-44**

AN 2017-44 is an annexation request for a parcel located on Westmoreland Road. This property is currently vacant. The request is to zone the property R-10, Single-Family Residential, for future residential development.

Surrounding land uses and zoning include:

North: Planned Development-Residential: Bent Creek Subdivision

East: Planned Development-Residential: Bent Creek Subdivision

South: Unzoned (Spartanburg County): Residential Use

West: Unzoned (Spartanburg County): Residential Use

Currently, this property is vacant, but is proposed for development along with the adjacent property. As stated in the above section, this property is located near a Residential Land Use 2 Community. R-10, Single-Family Residential, zoning is appropriate at this location. The development will have to meet all requirements of the zoning ordinance and after a detailed study of the area, Staff can support the proposed annexation request.

STAFF RECOMMENDATION: APPROVAL

Tim Campbell, representative of the applicants, spoke in favor of AN 2017-44.

The Commission and staff briefly discussed size and ownership of the properties.

Action – AN 2017-44

Vote – Mr. Foster made a motion to approve AN 2017-44. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0.

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 16, 2017**

DOCKET: AN 2017-45

APPLICANT: Scott Satterfield, Casey Satterfield, Sherry Sudduth, Cody Satterfield*

PROPERTY LOCATION: Westmoreland Rd

TAX MAP NUMBER: 9-07-00-059.03

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annexation and Zoning to R-10, Single-Family Residential

SIZE: 6.01 acres

COMPREHENSIVE PLAN: Near an Residential Land Use 2 Community

ANALYSIS: **AN 2017-45**

AN 2017-45 is an annexation request for a parcel located on Westmoreland Road. This property is currently developed with a single-family residence. The request is to zone the property R-10, Single-Family Residential, for future residential development.

Surrounding land uses and zoning include:

- North: Planned Development-Residential: Bent Creek Subdivision
- East: Planned Development-Residential: Bent Creek Subdivision
- South: Unzoned (Spartanburg County): Residential Use
- West: Unzoned (Spartanburg County): Residential use

Currently, this property has a residence located on the property. As stated in the above section, this property is located near a Residential Land Use 2 Community. R-10, Single-Family Residential zoning is appropriate at this location. The development will have to meet all requirements of the zoning ordinance and after a detailed study of the area, Staff can support the proposed annexation request.

STAFF RECOMMENDATION: APPROVAL

Action – AN 2017-45

Vote – Mr. Martin made a motion to approve AN 2017-45. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0.

6. Preliminary Plat Review

Orchard Crest Ph 2

Kelli McCormick presented the Commission with the details and layout of Orchard Crest Ph 2 preliminary plat.

STAFF RECOMMENDATION: **Approval contingent upon departmental and applicable agency approvals.**

Waverly Wilks, Grey Engineering, was present to answer any questions from the Commission.

Action – Orchard Crest Ph 2 Preliminary Plat

Vote – Mr. Martin made a motion to approve Orchard Crest Ph 2 Preliminary. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 0.

7. Preliminary Plat Review

Creekside Manor

Kelli McCormick presented the Commission with the details and layout of Creekside Manor preliminary Plat.

STAFF RECOMMENDATION: **Approval contingent upon departmental and applicable agency approvals.**

The Commission and staff discussed the road size and number of lots for this subdivision. Ms. McCormick advised that the Preliminary approval, if granted by the Commission, would be contingent upon approvals from all applicable agencies. She also advised the Commission of a sliver of that property, across the road, which would be dedicated to the City, which could be useful when considering the road widening.

Micah Fraley, Bluewater Civil Design, spoke in favor of Creekside Manor and advised the Commission that the developer is aware of the road and a traffic study is currently being conducted. He also stated that the developer has given a verbal agreement to widen the road to a minimum of 22 feet.

Ms. Jones stated her concerns of the road width and all the new development. Ms. McCormick agreed that the road width did need to be addressed.

Action – Creekside Manor Preliminary Plat

Vote – Mr. Martin made a motion to approve Creekside Manor Preliminary Plat. Mr. Montgomery seconded the motion. The motion carried with a vote of 6 to 0.

Chairman Tumblin closed the Public Meeting.

III. Executive Session – None

IV. Other Business –

2018 Calendar Dates Information

Ms. McCormick advised the Commission that the 2018 Calendar Dates will be ready for their approval at the November Meeting, and that some changes had been made to the previous format of the calendars.

V. Adjourn

Meeting adjourned at 7:19 p.m.