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.
A. October Cases

Kelli McCormick presented the following Staff Reports and PowerPoint presentations to the Commission:

1. RZ 2017-40  111 Oakdale Ave  Jara Jones

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

DOCKET: RZ 2017-40

APPLICANT: Jara Jones

PROPERTY LOCATION: 111 Oakdale Avenue

TAX MAP NUMBER: T018020112700

EXISTING ZONING: R-20, Single-Family Residential
REQUEST: R-15, Single-Family Residential

SIZE: 1.24

COMPREHENSIVE PLAN: Residential Land Use 1 Community

ANALYSIS: RZ 2017-40

RZ 2017-40 is a rezoning request for a parcel located at 111 Oakdale Avenue. This property is currently occupied with a single-family residence. The request is to rezone the property from R-20, Single-Family Residential, to R-15, Single-Family Residential, in order to subdivide the property to develop additional single-family homes. This area contains single-family residences on mostly nonconforming lots. There are some lots in this area that do meet the R-20, Single-Family Residential, size requirement of 20,000 square feet.

Surrounding land uses and zoning include:

North: R-20, Single-Family Residential: single-family residential
East: R-20, Single-Family Residential: single-family residential
South: R-20, Single-Family Residential: single-family residential
West: R-20, Single-Family Residential: single-family residential

As stated in the above section, this property is located in a Residential Land Use 1 Community. Typical lot sizes in this classification should range from approximately 17,000 square foot lots to 1-acre lots. The zoning designation of R-15, Single-Family Residential, is slightly smaller than this classification. However, most lots in this area are also slightly smaller than the comprehensive plan dictates. Some are, in fact, even smaller than 15,000 square feet. As such, this rezoning request 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

Jara Jones, applicant spoke and advised the Commission that she lives in the home on the property with her mother and her intention is to divide the property and build a house on one of the properties for her mother and sell the other property.

Action – RZ 2017-40

Vote – Mr. Montgomery made a motion to approve RZ 2017-40. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 0.

2.  RZ 2017-41  103 Finley Ave  B. Scott Streetman

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

DOCKET:  RZ 2017-41
APPLICANT:  B. Scott Streetman
PROPERTY LOCATION:  103 Finley Road
TAX MAP NUMBER:  G018000401105 (Portion)
EXISTING ZONING:  R-12, Single-Family Residential
REQUEST:  C-3, Commercial
SIZE:  .14 acres
COMPREHENSIVE PLAN:  Residential Land Use 2 Community on a Transit Oriented Corridor

ANALYSIS:  RZ 2017-41

RZ 2017-41 is a rezoning of a portion of the parcel located at 103 Finley Road. This property is currently occupied with a single-family residence. The request is to zone the property C-3, Commercial, to expand the business located at 200 W. Wade Hampton Blvd. This area contains a combination of commercial and residential land uses.

Surrounding land uses and zoning include:

North:  R-12, Single-Family Residential: single-family residential
East:  R-12, Single-Family Residential: single-family residential
South:  C-3, Commercial: Gwinn’s Fast Lube and Subway
West:  C-3, Commercial: Bojangle’s
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.
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

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.
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.