



City of Greer - Planning and Zoning Division Minutes
PLANNING COMMISSION MEETING
February 20, 2016

Members Present: Mr. Foster, Ms. Jones, Mr. Montgomery, Ms. Traenkle, and Mr. Tumblin

Member(s) Absent: Mr. Hopper and Mr. Martin

Staff Present: Glenn Pace, Planning and Zoning Coordinator
Kelli McCormick, AICP, Planner
Suzanne Lynn, Administrative Assistant-Building Development and Standards

I. PUBLIC HEARING

A. Call to Order and Opening Remarks: Chairperson, Mr. Tumblin called the meeting to order at 6:30 p.m.
* Kevin Tumblin will Recuse himself from FDP 2017-08 case.

B. Application(s) for Review:

- | | |
|--|----------------------------|
| 1) AN 2017-03 311 B Street | SRMC Venture, LLC |
| 2) AN 2017-04 B St., B and J St., 240 J St., J St. 150 J St. and J St. | CJN, LLC Nick Franchina |
| 3) AN 2017-05 Jones Avenue | Jones Avenue Partners, LLC |
| 4) VAR 2017-07 409 Mount Vernon Road | Cobblestone Homes, LLC |

C. Comments:

AN 2017-03

Ms. McCormick presented case AN 2017-03

- Representative, Glenn Pace, present on behalf of the City of Greer.
- No one from the public spoke in favor or opposition of this project.

AN 2017-04

Ms. McCormick presented case AN 2017-04

- Representative, Chris Prziembel of Gray Engineering, present.
- Steve Heckethorn, 190 J Street, wants confirmation of what will and will not be annexed on J Street.
- Hailey Gillstrap, 207 B Street, also wanting confirmation of what will and won't be annexed.

AN 2017-05

Ms. McCormick presented case AN 2017-05

- Representative, Jamie McCutchen of CCAD, present.
- No one from the public spoke in favor or opposition of this project.

VAR 2017-07

Ms. McCormick presented case VAR 2017-04

- Representative, Jonathan Nett of CivilSD Engineering, present.
- Mr. Nett-no water or sewer involved. There are not any surrounding sidewalks and won't be any in the future.
- Ian Carins, 504 Mt. Vernon, We want the sidewalks. Zoning rules in this city say new construction has to have sidewalks. They knew that when they bought the property.
- Joe Barnett-, 407 Mt. Vernon, I agree with the need of a sidewalk ad it is in the regulations.

The Public was invited to speak on cases FDP 2017-08 and PAC 2017-02. Public Hearing signs were posted on these parcels. The following people spoke:

FDP 20147-08 - No one from the public spoke in favor or opposition of this project

PAC 2017-02 – Amy Macks, 152 Mayfield, Opposed to Mayfield Subdivision. Shows pictures of what the water/grading has done to her driveway. When it rains everything comes down the road toward her, erosion is a major concern. Her second concern is traffic. She would like the record to state there is a dump on the proposed subdivisions property.

II. BUSINESS MEETING

A. Minutes of the Greer Planning Commission Meeting January 30, 2017

ACTION- Mr. Montgomery made a motion to approve minutes of January 30, 2017 with discussed corrections. Ms. Traenkle seconded the motion.
Motion carried 4-0, 2 Absent, 1 Abstain

III. OLD BUSINESS

A. No Old Business

IV. NEW BUSINESS

A. Recommendation of Application

AN 2017-03

311 B Street

SRMC Venture, LLC

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017**

DOCKET: AN 2017-03
APPLICANT: SRMC Venture, LLC
PROPERTY LOCATION: 311 B Street
TAX MAP NUMBER: 9-07-00-058.01 (portion)
EXISTING ZONING: Unzoned (Spartanburg County)
REQUEST: R-S, Residential Suburban
SIZE: 0.26 acres
COMPREHENSIVE PLAN: Adjacent to Employment Center and Regional Corridor
ANALYSIS: AN 2017-03

AN 2017-03 is a zoning and annexation request for a portion of one parcel located on B Street currently located in the unincorporated area of Spartanburg County. This portion of the property is presently vacant and the request is to zone and annex a 25' x 595' strip into the City of Greer with the R-S, Residential Suburban, zoning classification. The remainder of the property is not part of this request and will remain unzoned in Spartanburg County. This area contains a combination of land uses in the unincorporated area of Spartanburg County fronting Highway 14, as well as property in the City of Greer to the north used for medical uses.

Surrounding land uses and zoning include:

North: O-D, Office District: vacant and medical offices (Spartanburg Regional Medical Center, Pelham Campus)
East: Unzoned (Spartanburg County): Single-family residential
South: Unzoned (Spartanburg County): Single-family residential
West: Unzoned (Spartanburg County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel to the north as an Employment Center and Highway 14 as a Regional Corridor. As such, looking at the request for R-S, Residential Suburban zoning is compatible with these classifications. In fact, many higher zoning classifications would also be compatible. In addition, the subject parcel is surrounded by single-family residences. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request. The property will have to be subdivided before the zoning and annexation can be approved.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2017-03

Motion made by Ms. Jones to approve, seconded by Mr. Montgomery
Motion carried 5-0

AN 2017-04

B St., B and J St., 240 J St., J St. 150 J St. and J St.

CJN, LLC Nick Franchina

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017**

DOCKET: AN 2017-04

APPLICANT: CJN, LLC-Nick Franchina

PROPERTY LOCATION: B Street Extension, B and J Street, 240 J Street,
J Street, 150 J Street, and J Street

TAX MAP NUMBER: 9-07-00-058.03, 9-07-09-100.00, 9-07-09-102.00,
9-07-13-014.01, 9-07-13-015.00, and 9-07-13-005.01

EXISTING ZONING: Unzoned (Spartanburg County)
REQUEST: DRD, Design Review District

SIZE: 36.97 acres

COMPREHENSIVE PLAN: Adjacent to Employment Center and Regional Corridor

ANALYSIS: AN 2017-04

AN 2017-04 is a zoning and annexation request for six parcels located along B Street Extension, B Street, and J Street currently located in the unincorporated area of Spartanburg County. There are two single-family residences on these parcels. The remainder of the property is vacant with a large portion having frontage on the Enoree River. This annexation will also include 540' of the entire width of B Street fronting this property as part of this annexation request. The applicant is requesting DRD, Design Review District, zoning and has presented a Concept Plan and Statement of Intent detailing 65 lots approximately 1/3 acre in size with the main entrance on B Street. There is approximately 3,300 new linear feet of road frontage, which will remain private.

This area contains a combination of land uses in the unincorporated area of Spartanburg County fronting Highway 14, as well as property in the City of Greer to the north used for medical uses.

Surrounding land uses and zoning include:

- North: O-D, Office District (adjacent to the strip being annexed to the north): vacant and medical offices (Spartanburg Regional Medical Center, Pelham Campus)
- East: Unzoned (Spartanburg County): Single-family residential
- South: Unzoned (Spartanburg County): Single-family residential
- West: Unzoned (Spartanburg County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel to the north as an Employment Center and Highway 14 as a Regional Corridor. As such, looking at the request for DRD, Design Review District, is compatible with these classifications. This is an excellent infill site for denser development and will also serve as a revitalization project for this area. In addition, the subject parcel is surrounded by single-family residences. Therefore, this is a compatible land use with existing uses. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2017-04

Motion made by Mr. Montgomery to approve, seconded by Ms. Jones
Motion carried 5-0

AN 2017-05

Jones Avenue

Jones Avenue Partners, LLC

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017

DOCKET: AN 2017-05

APPLICANT: Jones Avenue Partners, LLC

PROPERTY LOCATION: Jones Avenue

TAX MAP NUMBER: G006000101000 (portion)

EXISTING ZONING: I-1, Industrial (Greenville County Zoning)

REQUEST: R-M2, Multi-Family Residential

SIZE: 1.2 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 3 Community

ANALYSIS: AN 2017-05

AN 2017-05 is a zoning and annexation request for a portion of a parcel currently located in the unincorporated area of Greenville County. This parcel is vacant. The applicant is requesting R-M2, Multi-Family Residential, zoning in order to use that portion of this parcel as part of a development on the parcel to the adjacent south.

This area contains a combination of land uses in the unincorporated area of Greenville County and in the City of Greer. Surrounding land uses and zoning include:

- North: I-1, Industrial (Greenville County), remainder of parcel: vacant
- East: R-12, Single-Family Residential and R-M1, Multi-Family Residential: Single-Family residential
- South: R-M2, Multi-Family Residential: vacant
- West: R-M2, Multi-Family Residential: apartments

The future land use map in the City’s Comprehensive Plan defines the area adjacent to this parcel to the north as Residential Land Use 3 Community. As such, looking at the request for R-M2, Multi-Family Residential, is compatible with these classifications. This portion of a parcel will be developed with the parcel to the south, which has been annexed into the City of Greer and is being developed with townhomes. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2017-05

Motion made by Mr. Foster to approve, seconded by Mr. Montgomery
 Motion carried 5-0

VAR 2017-07 409 Mount Vernon Road Cobblestones Homes, LLC

ACTION – VAR 2017-07

Motion made by Ms. Traenkle to accept staff recommendation for denial of applicant request seconded by Ms. Jones
 Motion carried 5-0

FDP 2017-08 O’Neal Church Rd O’Neal CDSF, LLC

*** Kevin Tumblin Recused himself from this case. Passed the gavel t Micky Montgomery for this case.**

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017**

DOCKET: FDP 2017-08
APPLICANT: O'Neal CDSF, LLC
PROPERTY LOCATION: O'Neal Church Road
TAX MAP NUMBER: 0633020102700 and 0633020103000
(portions of each)
EXISTING ZONING: PD-R, Planned Development Residential
REQUEST: FDP, Final Development Plan
SIZE: 46.06 acres
**COMPREHENSIVE PLAN
RECOMMENDATION:** Residential Land Use 3 Community
ANALYSIS: FDP 2017-08

FDP 2017-08 is a request for approval of a Final Development Plan for the Phase 4 of the Planned Development known as O'Neal Village. This new phase consists of 179 new lots and 1.39 miles of new road. Being a part of a planned development district, the use will have to meet the required building appearance, site traffic circulation and parking requirements, and site beautification conditions in terms of landscaping, signage, lighting, etc. to make it as aesthetically pleasing and compatible to the surrounding land uses.

The applicant has submitted a conceptual site plan and a statement of intent required by the zoning ordinance. With regard to meeting the provisions of 5:13.6 of the Greer Zoning Ordinance, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Final Development Plan.

STAFF RECOMMENDATION: APPROVAL

ACTION – FDP 2017-08

Motion made by Ms. Traenkle to approve, seconded by Ms. Jones
Motion carried 5-0

* Kevin Tumblin Recused himself from this case.

PAC 2017-02

Abner Creek and Gin House Road

Gray Engineering

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017**

DOCKET: PAC 2017-02
APPLICANT: John Beeson
PROPERTY LOCATION: Abner Creek Road and Gin House Road

TAX MAP NUMBER: 5-35-00-048.00
EXISTING ZONING: R-12, Single-Family Residential
REQUEST: Preliminary Plat Approval
SIZE: 35.69 acres/90 lots/0.82 miles of new road
COMPREHENSIVE PLAN RECOMMENDATION: Residential Land Use 3 Community
ANALYSIS: PAC 2017-02

PAC 2017-02 is a request for approval of a Preliminary Plat for Mayfield Crossing. This is a new cluster development/single-family residential subdivision with 90 lots at the intersection of Abner Creek Road and Gin House Road. The subdivision contains 4 new streets with 4,314 linear feet of new roadway (0.82 miles) with 2 entrances (one each off Abner Creek Road and Gin House Road).

With regard to meeting the provisions of the City of Greer Land Development Regulations, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Preliminary Plat contingent upon all of the comments from PAC being addressed. The minutes have been made available to the applicant.

STAFF RECOMMENDATION: APPROVAL

ACTION – PAC 2017-02

Motion made by Mr. Montgomery to approve, seconded by Mr. Foster
Motion carried 5-0

V. OTHER BUSINESS

A. Zoning Coordinators Report- Mr. Pace presented the following:

- Our next scheduled GPC meeting will be March 20, 2017.
- We will send information out regarding SCAPA training on March 15, 2017

VI. ADJOURN

Meeting adjourned at 7:53 p.m.

RECUSAL STATEMENT

Member Name: KEVIN TUMBLIN

Meeting Date: 2-20-17

Agenda Item: Section: FDP Item: 2017-08

Topic: ONEAL VILLAGE FDP

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: _____

Date: 2-20-17 Member: 

Municipal Clerk: _____

