



City of Greer - Planning and Zoning Division Minutes
PLANNING COMMISSION MEETING
January 30, 2016

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

Member(s) Absent: Mr. Foster

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 6:31 p.m.

B. Application(s) for Review:

- | | | |
|----------------|---|--------------------|
| 1) RZ 2017-01 | Wade Hampton Boulevard at Tryon Street | Ells Holdings, LLC |
| 2) VAR 2017-02 | Intersection of Brockman McClimon and E. Howell Rd. | Le Jardin, LLC |

C. Comments:

RZ 2017-01

Ms. McCormick presented case RZ 2017-01

- Representative, Kevin Connoly, present.
- Mr. Connoly- handed Planning Commission insert about company and properties he has developed.
- Mr. Martin-Is this what they will look like?
- Mr. Connoly- that is actual rendering. The balconies are Juliet balconies, just for looks.
- No one from the public spoke in favor or opposition of this project.

VAR 2017-02

Mr. Pace presented case VAR 2017-02

- Representative, Paul Harrison of Bluewater Civil Design, present.
- Mr. Harrison- It is important to me to preserve the existing buffer. A sidewalk would require us to tear the entire hedgerow down. It is also important to the homeowners that we try to keep the existing buffer. That is one of the biggest concerns is that the hedges provide a buffer for our

community and adjacent communities. I believe Dillard Creek requested the same variance and did not have to install sidewalks.

- Mr. Harrison provided slides to demonstrate why they are requesting a variance.
- Mr. Martin- my only issue would be the likely hood of DOT making improvements to Brockman and taking the trees down.
- Mr. Montgomery – Would a conservation easement achieve saving the trees?
- No one from the public spoke in favor or opposition of this project.

II. ELECTION OF OFFICER

A. 2016 Election of Chairman and Vice Chairman of Greer Planning Commission

ACTION - Ms. Jones made a motion to nominate Kevin Tumblin Chairman, Mr. Montgomery seconded the motion.
Motion carried 6-0.

ACTION - Mr. Martin made a motion to nominate Mr. Hopper Vice Chairman, Mr. Montgomery seconded the motion.
Motion carried 6-0.

III. BUSINESS MEETING

A. Minutes of the Greer Planning Commission Meeting November 21, 2016

ACTION- Mr. Martin made a motion to approve minutes of November 21, 2016 with a change to the attendance. Ms. Jones seconded the motion.
Motion carried 6-0

IV. OLD BUSINESS

A. No Old Business

V. NEW BUSINESS

A. Recommendation of Application

1) RZ 2017-01 Wade Hampton Boulevard at Tryon Street Ells Holdings, LLC

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JANUARY 30, 2017**

DOCKET:	RZ 2017-01
APPLICANT:	Ells Holdings, LLC
PROPERTY LOCATION:	Wade Hampton Boulevard at Tryon Street
TAX MAP NUMBER:	G013000102203 (portion)

EXISTING ZONING: C-3, Highway Commercial District
REQUEST: DRD, Design Review District
SIZE: 7.6 acres
COMPREHENSIVE PLAN: Transit Oriented District Corridor and Residential Land Use 3

ANALYSIS: **RZ 2017-01**

RZ 2017-01 is a rezoning request for a portion of one parcel located on Tryon Street with additional frontage on Wade Hampton Boulevard. This property is presently vacant and the request is to rezone the portion of the property on the east side of Tryon Street from C-3, Highway Commercial, to DRD, Design Review District, in order to construct a 48 unit multi-family development. The remainder of the property on the west side of Tryon Street is not part of this rezoning request. That portion of this parcel is zoned O-D, Office District. This section of Tryon Street contains a combination of commercial land uses with commercial zoning fronting Wade Hampton Boulevard, as well as single-family dwellings zoned R-M1, Multi-family Residential, along Tryon Street. There is also property zoned C-2, Commercial, directly south of this site, currently owned by the City of Greer, used for recreation (tennis courts).

Surrounding land uses and zoning include:

- North: C-3, Highway Commercial: SunTrust Bank and vacant Office Depot
- East: R-M1, Multi-family Residential: Recreation (Greer Recreation Center and tennis courts), multi-family residential housing, and a single-family residence on Canteen Avenue
- South: C-2, Commercial: Recreation (tennis courts)
- West: O-D, Office District: Remainder of parcel (vacant)

The future land use map in the City's Comprehensive Plan defines Wade Hampton Boulevard in this area as a Transit Oriented Corridor. The parcel itself is also defined as part of the Residential Land Use 3. As such, looking at the request for multi-family at a density of 6.3 units per acre is slightly higher than this community type's recommended minimum density. In addition, being close to and having frontage on a transit corridor would allow the residents access to future transit. The subject parcel is surrounded by commercial and multi-family uses with the exception of several single-family residences, which are zoned for multi-family. 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. A Final Development Plan must also be submitted, reviewed, and approved prior to obtaining any permits for this property to include a detailed landscape plan. The property will have to be subdivided from the portion across Tryon Street before a Final Development Plan can be approved.

STAFF RECOMMENDATION: **APPROVAL**

ACTION – RZ 2017-01

Motion made by Mr. Martin to approve, seconded by Mr. Hopper
Motion carried 6-0

2) VAR 2017-02 Intersection of Brockman McClimon and E. Howell Rd. Le Jardin, LLC

Discussion VAR 2017-02

- Mr. Tumblin – Tell us again of any widening on Brockman that you know of?
- Mr. Pace- That is not on the radar to my knowledge.
- Ms. Jones- Those trees would be better for environment than a sidewalk.

- Mr. Martin- To replace those trees would be astronomical. Is there a way to agree to pass variance to secure that if DOT takes trees out then we can put sidewalks in?
- Mr. Tumblin- Mr. Harrison is there a way to give HOA ownership.
- Ms. Traenkle- is it possible for sidewalks to go inside of trees.
- Mr. Milks- It is possible but would be a detriment to those lots.

ACTION – VAR 2017-02

Motion made by Ms. Jones to approve Variance for no sidewalks on Brockman,
seconded by Ms. Traenkle
Motion carried 6-0

VI. OTHER BUSINESS

- A. Zoning Coordinators Report- Mr. Pace presented the following:
- Our next scheduled GPC meeting will be February 20, 2017.

VII. ADJOURN

Meeting adjourned at 7:28 p.m.

AMMENDED