



**City of Greer  
Planning Commission Minutes  
July 17, 2017**

**Members Present:** Kevin Tumblin, Chairman  
Don Foster  
Judy O. Jones  
Mark Hopper  
Brian Martin  
Micky Montgomery  
Suzanne Traenkle

**Member(s) Absent:**

**Staff Present:** Kelli McCormick, AICP, Planner  
Brandon McMahan, Zoning Coordinator  
Brandy Blake, Development Coordinator

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**I. Advisory Meeting**

Chairman Tumblin called the meeting to order at 6:30 p.m.

Mr. Tumblin read the opening remarks and then stated he would be recusing himself from case AN 2017-23 for the record.

**A. Approval of Minutes for June 19, 2017**

Don Foster made a motion to approve the Minutes for June 19, 2017. Judy Jones seconded the motion. The motion carried with a vote of 6 to 0. Mark Hopper abstained from the vote.

**II. Public Hearing**

**A. July Cases**

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

1. AN 2017-14                      519 Milford Church Rd                      0632010100102 p/o

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

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**DOCKET:** AN 2017-14

**APPLICANT:** Burdette & Bruce Properties, LLC

**PROPERTY LOCATION:** 519 Milford Church Road  
**TAX MAP NUMBER:** 0632010100102 (portion)  
**EXISTING ZONING:** Unzoned (Greenville County)  
**REQUEST:** PD, Planned Development  
**SIZE:** 3.622 acres  
**COMPREHENSIVE PLAN:** Adjacent to Residential Land Use 3 Community

**ANALYSIS:** **AN 2017-14**

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**AN 2017-14** is a zoning and annexation request for a parcel currently located in the unincorporated area of Greenville County. This property is vacant and the request is to zone and annex it into the City of Greer with the PD, Planned Development, zoning classification. This property is adjacent to Blue Ridge Plantation, a PD, Planned Development, in the City of Greer. This parcel will be combined with a property currently in the City limits and will become a part of the undeveloped portion of Blue Ridge Plantation.

Surrounding land uses and zoning include:

North: PD, Planned Development: Undeveloped  
East: PD, Planned Development: Undeveloped  
South: Unzoned (Greenville County): Single-family residential  
West: Unzoned (Greenville County): Single-family residential

The future land use map in the City’s Comprehensive Plan defines the area directly adjacent to this parcel (Blue Ridge Plantation) as a Residential Land Use 3 Community, which calls for a density of 4.6 units per acre and greater. There is no development planned currently for this property.

As such, looking at the request for PD, Planned Development, zoning is compatible with this classification. In addition, the subject parcel is surrounded by single-family residences. Blue Ridge Plantation is a planned mixed use community. 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**

Mike Bruce, applicant, spoke in favor of case AN 2017-14. Mr. Brue stated that the main purpose of needing this property annexed is for access to sewer.

**Action – AN 2017-14**

**Vote** – Mr. Martin made a motion to approve AN 2017-14. Mr. Montgomery seconded the motion. The motion carried with a vote of 7 to 0.

**2. AN 2017-22 Burns Rd 5-35-00-061.00 and 5-35-00-061.01**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

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**DOCKET:** AN 2017-22  
**APPLICANT:** Mark III Properties

**PROPERTY LOCATION:** Burns Road

**TAX MAP NUMBER:** 5-35-00-061.00 and 5-35-00-061.01

**EXISTING ZONING:** Unzoned (Spartanburg County)

**REQUEST:** Annexation and Zoning to R-12, Single-Family Residential

**SIZE:** 60.206

**LAND USE MAP:** Adjacent to RLU2

**ANALYSIS:** AN 2017-22

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AN 2017-22 is a zoning/annexation and rezoning request for two parcels located on Burns Road. They are currently unzoned in Spartanburg County. The request is for R-12, Single-Family Residential, for future development of this property.

This area contains a combination of land uses in the unincorporated area of Spartanburg County, as well as property in the City of Greer.

Surrounding land uses and zoning include:

North: R-10, Single-Family Residential: Subdivision (City of Greer)  
East: R-12, Single-Family Residential: Subdivision (City of Greer)  
South: R-12, Single-Family Residential: Subdivision (City of Greer)  
West: Unzoned (Spartanburg County): single-family residences/farms

The land use map for the City of Greer defines the area adjacent to these parcels as a Residential Land Use 2 Community. Therefore, the request for R-12, Single-Family Residential, is an appropriate density in this area in accordance with the development pattern preceding it. It is also close to a major corridor.

**STAFF RECOMMENDATION: APPROVAL**

Micah Fraley, Blue Water Civil Design, spoke in favor of case AN 2017-22.

Ms. McCormick advised the Commission that when the preliminary plat comes into the Planning office for review, there is a sliver of land across Burns Road that will need to be addressed. She stated that the City intends on taking all of Burns Road in for maintenance.

**Action** – AN 2017-22

**Vote** – Mr. Hopper made a motion to approve AN 2017-22. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.

Kevin Tumblin, Chairman, stepped down from the dais, recusing himself from the following case. Mark Hopper, Vice Chairman, presided over the following case.

**3. AN 2017-23 Freeman Farms/Old Jones Rd 5-39-00-083.01 p/o**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

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**DOCKET:** AN 2017-23

**APPLICANT:** Mark III Properties

**PROPERTY LOCATION:** Old Jones Road

**TAX MAP NUMBER:** 5-29-00-083.01 (portion)

**EXISTING ZONING:** Unzoned (Spartanburg County)

**REQUEST:** Annexation and Zoning to R-12, Single-Family Residential

**SIZE:** 38.259

**LAND USE MAP:** Adjacent to RLU3 and Employment Center Community

**ANALYSIS:** AN 2017-23

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AN 2017-23 is a zoning/annexation and rezoning request for a portion of a parcel located on Old Jones Road. They are currently unzoned in Spartanburg County. The request is for R-12, Single-Family Residential, for future development of this property.

This area contains a combination of land uses in the unincorporated area of Spartanburg County, as well as property in the City of Greer.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg County): single-family residences/vacant  
East: Unzoned (Spartanburg County): single-family residences/vacant  
South: Unzoned (Spartanburg County): single-family residences/vacant  
West: Unzoned (Spartanburg County): single-family residences/vacant

The land use map for the City of Greer defines the area adjacent to these parcels as a Residential Land Use 3 Community and as an Employment Center Community. Therefore, the request for R-12, Single-Family Residential, is an appropriate density in this area in accordance with the development pattern preceding it. It is also close to major corridors and employment opportunities, which support dense residential development in close proximity.

**STAFF RECOMMENDATION:** APPROVAL

Bradley Smith, Freeland and Associates Engineering, spoke in favor of case AN 2017-23.

Mr. Foster asked Mr. Smith is there are any design concepts for the property. Mr. Smith advised that Residential Single Family would be the design for the property.

Ms. McCormick stated that this project had already been to PAC with a proposed site layout but could not formally submit the project until this property was annexed into the city.

Angie Henderson, resident of Old Jones Rd, spoke and asked how many homes would be in the proposed development. Mr. Bradley advised, approx. 128 lots. Ms. Henderson asked how many entrances would be in this development. Ms. McCormick stated that the Fire Marshal would require this development to have two entrances.

Ms. Henderson stated that there are pink markers on her father's property adjacent to the property in this case, and asked what they were for. The Commission and Staff advised Ms. Henderson that those markers could be survey pins, to contact a surveyor to confirm the borders of her father's property. Mr. Foster stated that the pink markers she's inquiring about could be topo markers and may not be survey pins, but he would still advise to confirm this with a surveyor.

**Action** – AN 2017-23

**Vote** – Mr. Montgomery made a motion to approve AN 2017-23. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. Mr. Tumblin recused himself from the vote.

Kevin Tumblin, Chairman, returned to the dais.

**4. AN 2017-24 Inglesby St G008002100101**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

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<b>DOCKET:</b>	AN 2017-24
<b>APPLICANT:</b>	Mark Clayton
<b>PROPERTY LOCATION:</b>	Inglesby Street
<b>TAX MAP NUMBER:</b>	G008002100101
<b>EXISTING ZONING:</b>	Unzoned (Greenville County)
<b>REQUEST:</b>	DRD, Design Review District
<b>SIZE:</b>	0.24 acres
<b>COMPREHENSIVE PLAN:</b>	Residential Land Use 3 Community
<b>ANALYSIS:</b>	AN 2017-24

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**AN 2017-24** is a request for a parcel located on Inglesby Street. This property is presently vacant and the request is to zone the property DRD, Design Review District, in order to construct a 19 lot development. Inglesby Street and this area contains a combination of residential land uses with the majority of those being single-family. A previous request for rezoning from PD to DRD on the adjacent and larger parcel of this development came through Planning Commission and City Council starting in May.

Surrounding land uses and zoning include:

North:	R-M1, Multi-family Residential: Single-Family residential
East:	R-M1, Multi-family Residential: Single-Family residential
South:	PD, Planned Development: Single-Family residential
West:	R-M2, Multi-family Residential: undeveloped

The land use map in the City’s Comprehensive Plan defines this property as part of a Residential Land Use 3 community. As such, looking at the request for this density of 1.72 units per acre is much lower than the community type’s recommended density. This is mainly in part to the property having a vast portion covered in floodplain. The applicant is proposing to create a low impact development with gravel roads, raised bed gardens, and solar energy sources. Several non-typical design features are part of this development that require approval as part of the DRD, Design Review District, zoning, including gravel roads, lighting alterations, and no sidewalks. 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 with the exception of the lack of sidewalks. 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.

**STAFF RECOMMENDATION:                      APPROVAL with sidewalks on Inglesby**

Mark Clayton, applicant, spoke in favor of case AN 2017-24 and advised the Commission that the property he is requesting to be annexed in this case is needed for a second entryway only to the new proposed development.

Mr. Tumblin asked staff to verify the previous request for this property regarding sidewalks.

Ms. McCormick asked for the Commission to help with clarity in that matter. Mr. Martin stated that the previous approval was for no sidewalks due to the short nature of the area. Ms. McCormick advised that as such, staff recommends they do the same for this request.

Mr. Martin asked Mr. Clayton if the roads in this development would be gravel. Mr. Clayton replied, yes. Mr. Martin asked if there would be a way to meet the requirements of sidewalks by using a substance such as gravel. Mr. Clayton advised that the creek in between would be an issue unless they install a bridge. Mr. Clayton stated that they could use a combination of mulch and sand near the entrance way, similar to the rest of the walking paths along the main creek. Mr. Martin stated that anything that could help meet the intention of the sidewalk ordinance would be appreciated.

Mr. Foster asked Mr. Clayton to explain the utilities for the homes Mr. Clayton explained how the homes would receive the utilities for this development.

**Action** – AN 2017-24

**Vote** – Mr. Martin made a motion to approve AN 2017-24. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 1. Mr. Foster voted in opposition.

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

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**DOCKET:** RZ 2017-25

**APPLICANT:** Herman E. Cox

**PROPERTY LOCATION:** 401 N. Main Street

**TAX MAP NUMBER:** G022000200500

**EXISTING ZONING:** C-2, Commercial

**REQUEST:** R-7.5, Single-Family Residential

**SIZE:** 0.19 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community along a Community Corridor (S. Main Street)

**ANALYSIS:** **RZ 2017-25**

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**RZ 2017-25** is a rezoning request for a parcel located on N. Main Street. It is currently zoned C-2, Commercial, in the City of Greer and is vacant. The request is for R-7.5, Single-Family Residential, for future development of this property with a single-family residence.

This area contains a combination of residential and commercial land uses all in the City of Greer.

Surrounding land uses and zoning include:

- North: C-2, Commercial: single-family residence
- East: C-2, Commercial : single-family residence
- South: R-12, Single-Family Residential: single-family residence
- West: R-12, Single-Family Residential: single-family residence

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 2 Community. Therefore, the request for R-7.5, Single-Family Residential, is an appropriate in this area. The reason the request is not for R-12, Single-Family Residential, is because the lot is too small for that zoning district. There are numerous lots in this area that do not meet the R-12 size requirements. As such, Staff recommends approval of this request.

**STAFF RECOMMENDATION: APPROVAL**

Tom Mills, applicant, spoke in favor of case RZ 2017-25 and stated that he liked Greer and wants to use this property and make it his home.

**Action – RZ 2017-25**

**Vote** – Ms. Jones made a motion to approve RZ 2017-25. Mr. Foster seconded the motion. The motion carried with a vote of 7 to 0.

**6. RZ 2017-26 200 Buncombe St G003001001000**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

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**DOCKET:** RZ 2017-26  
**APPLICANT:** Ken Lavertu  
**PROPERTY LOCATION:** 200 Buncombe Street  
**TAX MAP NUMBER:** G003001001000  
**EXISTING ZONING:** R-12, Single-Family Residential  
**REQUEST:** R-10, Single-Family Residential  
**SIZE:** 0.54 acres  
**COMPREHENSIVE PLAN:** Residential Land Use 2 Community

**ANALYSIS:** RZ 2017-26

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**RZ 2017-26** is a rezoning request for a parcel located on Buncombe Street. It is currently zoned R-12, Single-Family Residential, and the goal is for this parcel to be subdivided. There is one single-family residence on the property. The request is for R-10, Single-Family Residential, to allow the parcel to be subdivided. It currently does not have enough square footage to be subdivided in the R-12 district.

This area contains a combination of residential and commercial land uses all in the City of Greer.

Surrounding land uses and zoning include:

North: R-12, Single-Family Residential: single-family residence  
East: R-12, Single-Family Residential: single-family residence  
South: R-12, Single-Family Residential: single-family residence  
West: R-12, Single-Family Residential: single-family residence

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 2 Community. Therefore, the request for R-10, Single-Family Residential, is an appropriate in this area. The reason for the request is to allow this parcel to be subdivided. Most of the parcels in this area are nonconforming and do not meet the R-12 size requirements. As such, Staff recommends approval of this request as the new zoning will be more in line with the development pattern in the area.

**STAFF RECOMMENDATION: APPROVAL**

Ken Lavertu, applicant, spoke in favor of RZ 2017-26 and stated that the best use for the property was to subdivide.



Mr. Lavertu and the Commission had a brief discussion of the neighboring lots and Mr. Lavertu stated that the new lots, if approved for rezoning, would be conforming and any homes on the lots would meet setbacks.

**Action** – RZ 2017-26

**Vote** – Mr. Martin made a motion to approve RZ 2017-26. Mr. Montgomery seconded the motion. The motion carried with a vote of 7 to 0.

**7. FDP 2017-27 Suber Rd and Sage Creek Way 053503012716**

Ms. McCormick presented the Commission with an aerial view, site plan, and pictures of the proposed façade.

Michael Oros, Fant, Reichert, and Fogelman, spoke in favor of FDP 2017-27 and advised the Commission that the proposed building would be office and possibly a dental office.

Dr. Nina Kennedy, neighboring business owner, spoke and stated her concerns about case FDP 2017-27. She stated that initially there was architectural approval for the zoning in that area, a part of Suber Park. Mr. Oros, advised that the design being used is similar to another project but was not aware of any standards or restrictions. Ms. Kennedy asked if this design includes both vacant lots or just the one that fronts Suber Rd. Mr. Oros stated it currently is only the lot that fronts Suber Rd and does not include the skinny lot to the rear. She asked if traffic lights had been considered for that area due to increased traffic. Mr. Oros replied, no.

Mr. Foster asked Ms. Kennedy if Suber Park had architectural designs that were to be uniform for that area. She advised yes.

Mr. Tumblin asked staff if anything was found in the research for this project. Ms. McCormick advised that nothing was found but staff would certainly work with the engineer and owner of the property to make sure they are aware of any covenants or architectural guidelines that would require an amended plan, and that they would need to come back to the Commission for further review, if any were found.

Ms. McCormick gave Ms. Kennedy her card and asked her to contact her if she has any documentation for research in this matter.

Ms. McCormick advised the Commission that staff would contact all parties involved and continue to research this matter.

**Action** – FDP 2017-27

**Vote** – Mr. Foster made a motion to approve FDP 2017-27 with a contingency for additional research by staff, and if necessary, to return to the Commission for further approval.

**III. Executive Session** – None

**IV. Adjourn**

Meeting adjourned at 7:25 p.m.