



City of Greer Planning Commission Minutes June 19, 2017

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

Member(s) Absent: Mark Hopper

Staff Present: Kelli McCormick, AICP, Planner
Brandon McMahan, Zoning Coordinator
Brandy Blake, Administrative Assistant
Lisa Gregorio, Administrative Clerk

I. Call to Order

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

II. Opening Remarks

Kelli McCormick introduced Brandy Blake as the new Administrative Assistant and Lisa Gregorio as the new Administrative Clerk.

III. Minutes

a. Minutes of 4-17-17

Mr. Foster made a motion to approve the minutes as submitted. Ms. Jones seconded the motion. The motion carried with a vote of 5-0. Mr. Martian abstained from the vote.

b. Minutes of 5-15-17

Mr. Martin made a correction to the minutes of recusal versus abstention for himself and Mr. Foster for cases RZ 2017-15, RZ 2017-16, and AN 2017-19.

Mr. Foster made a motion to approve the minutes with that correction. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0.

IV. Old Business

a. AN 2017-14 – 519 Milford Church Rd

Ms. McCormick advised the Commission that there was no one present to speak for this case.

Mr. Martin made motion to table the case until the July 2017 meeting because there was no one present to speak for the case. Mr. Montgomery seconded the motion. The motion carried with a vote of 6 to 0.

V. New Business

a. Var 2017-01 - Jones Creek Gardens – External Sidewalks

Ms. McCormick presented the information for the following two variances.

Kavita Borsum, Unique Builders, presented the Commission with a presentation for Var 2017-01.

Mr. Martin made a motion to approve Var 2017-01 for the sidewalk to not be located within the public ROW as required by the Ordinance, with the additional requirements that the walking trail that borders Jones Ave. shall replace the sidewalk that is required by the Ordinance and that extensions would be built all the way to the property lines in those locations to allow connectability to adjacent parcels, and that the portion of the trail adjacent to Jones Ave. be constructed out of a permanent material, concrete or asphalt, or other perm SCDOT required material, and sidewalks must be a minimum of 4ft. wide. Mr. Montgomery seconded the motion. The motion carried with a vote of 6-0.

Var 2017-02 – Jones Creek Gardens- Internal Sidewalks

Kavita Borsum presented the second portion of the presentation for Var 2017-02.

Ms. Jones made a motion to deny Var 2017-02. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0.

b. AN 2017-20

Ms. McCormick presented the following Staff Report.

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, June 19, 2017**

DOCKET:	AN 2017-20
APPLICANT:	Greenville Spartanburg Airport District
PROPERTY LOCATION:	2000 GSP Drive, Suite 1
TAX MAP NUMBER:	5-18-00-027.01, 9-04-00-013.00, and 5-18-00-018.03
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	I-1, Industrial

SIZE: 0.47, 8.61, and 131.49
COMPREHENSIVE PLAN: Adjacent to Employment Center Community
ANALYSIS: AN 2017-20

AN 2017-20 is a zoning/annexation and rezoning request for three parcels located near the inland port. They are currently unzoned in Spartanburg County. The request is for I-1, Industrial, 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: I-1, Industrial: Airport/inland port property
East: I-1, Industrial: Airport/inland port property
South: I-1, Industrial: Airport/inland port property
West: Unzoned (Spartanburg County): single-family residences

The future land use map in the City's Comprehensive Plan defines the area adjacent to these parcels as an Employment Center Community. Therefore, the request for I-1, Industrial is a compatible land use with the Comprehensive Plan.

STAFF RECOMMENDATION: APPROVAL

Scott Carr, GSP Airport, was present to speak on behalf of the case.

Action – AN 2017-20

Vote – Mr. Martin made a motion to approve AN 2017-20. Mr. Montgomery seconded the motion. The motion carried with a vote of 6 to 0.

c. TX 2017-01

Ms. McCormick presented the following Staff Report.

**STAFF REPORT
GREER PLANNING COMMISSION
MONDAY, JUNE 19, 2017**

DOCKET: TX 2017-01
APPLICANT: City of Greer
Zoning Text Amendment: Article 4 (Definitions), Article 5 (C-2, Commercial District), and Section 6:7 (Height)

Purpose: To add 'Health Care Facility' and the parameters for use to C-2, Commercial

ANALYSIS:

TX 2017-01

When reviewing the zoning ordinance and looking at placement of facilities that are essential for the growing Greer population, health care and the proximity thereof to subdivisions and multifamily development is an identified market need. Therefore, Staff recommends a text amendment to the City of Greer Zoning Ordinance to permit a new medical use in the C-2, Commercial, zoning classification. Currently, the Zoning Ordinance allows certain medical uses in certain zones, including hospitals in O-D, Office District, and C-3, Highway Commercial, by Special Exception, but there are no provisions for a larger medical use in C-2, Commercial. Therefore, the addition of 'Health Care Facility' to the list of uses therein would provide the opportunity for citizens to have greater access to healthcare without having to travel to a high intensity corridor in many cases.

As such, Staff proposes the following text amendment:

Amend Article 4 of the City of Greer, SC Zoning Ordinance to add the following definition:

- **Health Care Facility** – A facility providing one or more of the following medical services: emergency care, urgent care, medical imaging, medical clinic, laboratory, and other similar medical services

Amend § 5:8.1 of the City of Greer, SC Zoning Ordinance to add the following permitted uses to the C-2 district:

- Ambulance service without vehicle storage
 - Health Care Facility (up to 75,000 square feet)

Amend § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following use as a use permitted by Special Exception in the C-2 district:

- Health Care Facility (over 75,000 square feet)

and

Amend § 6:7.1 of the City of Greer, SC Zoning Ordinance to add the following to the list of buildings that may exceed the height limitations of the district if they meet the increased rear and side yard requirements as currently set forth in § 6:7.1:

- Health Care Facilities

In summary, allowing a new medical use in C-2, Commercial, under certain parameters, is a good addition to the ordinance.

STAFF RECOMMENDATION: APPROVAL

Action – TX 2017-01

Vote – Mr. Foster made a motion to approve TX 2017-01. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0.

VI. Other Business –None

VII. Executive Session – None

VIII. Adjourn

Meeting adjourned at 7:38 p.m.