



**City of Greer
Planning Commission Minutes
May 15, 2017**

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

Member(s) Absent: None

Staff Present: Kelli McCormick, AICP, Planner
Brandon McMahan, Zoning Coordinator

I. Advisory Meeting

a. Call to Order and Opening Remarks

Chairman Tumblin called the meeting to order at 6:30 p.m. Kelli McCormick introduced Brandon McMahan, the new Zoning Coordinator.

II. Public Hearing and Business Meeting

a. AN 2017-14

Ms. McCormick presented case AN 2017-14.

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

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**

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**

ACTION - AN 2017-14

VOTE – Mr. Martin made a motion to table the request as the applicant was not present to speak. Ms. Jones seconded the motion. The motion carried with a vote of 7-0.

No one was present to speak on behalf of the case

b. RZ 2017-15

Ms. McCormick presented case RZ 2017-15

Mr. Martin and Mr. Foster recused themselves from the Case.

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017

DOCKET: RZ 2017-15

APPLICANT: Her Will, LLC (All Star Storage)

PROPERTY LOCATION: Palmer Street

TAX MAP NUMBER: G002000306100

EXISTING ZONING: R-M1, Multifamily Residential

REQUEST: C-2, Commercial

SIZE: 0.31 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community along a Neighborhood Corridor (S. Main Street)

ANALYSIS: RZ 2017-15

RZ 2017-15 is a rezoning request for a landlocked parcel located near Palmer Street. This property is presently vacant and the request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to construct additional mini-warehouses and self-storage units as part of the business to the south. The owner has also applied for a Special Exception to allow mini-warehouses in C-2 adjacent to a residential zone pending the outcome of this rezoning request. This area contains a combination of commercial land uses with commercial zoning fronting S. Main Street, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: single-family residences
East: R-M1, Multi-family Residential: single-family residences
South: C-2, Commercial: Storage facility
West: R-M1, Multi-family Residential: single-family residences

This property will become part of the existing storage business fronting S. Main Street. As it is currently landlocked, considering the future land use map for the existing business shows that this area is a Residential Land Use 3 on a Neighborhood Corridor. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Land uses identified within the neighborhood corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The subject parcel is surrounded by commercial and single-family uses. As this property is requested for C-2, commercial, a Special Exception will be required for the use to locate on this parcel. Those requirements including screening and building orientation to soften the impacts on surrounding residential areas. 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- RZ 2017-15

VOTE - Ms. Jones made a motion to approve case RZ 2017-15. Mr. Montgomery seconded the motion. The motion carried with a vote of 5-0.

Corrine Brooks spoke on behalf of the applicant.

c. RZ 2017-16

Ms. McCormick presented case AN 2017-16

Mr. Martin and Mr. Foster recused themselves from the Case.

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

DOCKET:	RZ 2017-16
APPLICANT:	Her Will, LLC (All Star Storage)
PROPERTY LOCATION:	Palmer Street
TAX MAP NUMBER:	G002000306000
EXISTING ZONING:	R-M1, Multifamily Residential
REQUEST:	C-2, Commercial
SIZE:	0.21 acres
COMPREHENSIVE PLAN:	Residential Land Use 3 Community along a Neighborhood Corridor (S. Main Street)

ANALYSIS: **RZ 2017-16**

RZ 2017-16 is a rezoning request for a landlocked parcel located near Palmer Street. This property is presently vacant and the request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to construct additional mini-warehouses and self-storage units as part of the business to the south. The owner has also applied for a Special Exception to allow mini-warehouses in C-2 adjacent to a residential zone pending the outcome of this rezoning request. This area contains a combination of commercial land uses with commercial zoning fronting S. Main Street, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: single-family residences
East: R-M1, Multi-family Residential: single-family residences
South: C-2, Commercial: Storage facility
West: R-M1, Multi-family Residential: single-family residences

This property will become part of the existing storage business fronting S. Main Street. As it is currently landlocked, considering the future land use map for the existing business shows that this area is a Residential Land Use 3 on a Neighborhood Corridor. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Land uses identified within the neighborhood corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The subject parcel is surrounded by commercial and single-family uses. As this property is requested for C-2, commercial, a Special Exception will be required for the use to locate on this parcel. Those requirements including screening and building orientation to soften the impacts on surrounding residential areas. 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- RZ 2017-16

VOTE - Mr. Hopper made a motion to approve case AN 2017-16. Ms. Montgomery seconded the motion. The motion carried with a vote of 5-0.

Corrine Brooks spoke on behalf of the applicant.

d. AN 2017-17

Ms. McCormick presented case AN 2017-17

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

DOCKET:	AN 2017-17
APPLICANT:	Jeffrey Snow and Krista Terry
PROPERTY LOCATION:	Suber Mill Road
TAX MAP NUMBER:	G006000300500 and G006000300901
EXISTING ZONING:	R-S, Residential Suburban (Greenville County)
REQUEST:	R-12, Single-Family Residential
SIZE:	15.46 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 2 Community

ANALYSIS: **AN 2017-17**

AN 2017-17 is a zoning and annexation request for parcels 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 R-12, Single-Family Residential, zoning classification.

Surrounding land uses and zoning include:

- North: R-S, Residential Suburban (Greenville County): Single-family residential
- East: R-S, Residential Suburban (Greenville County): Single-family residential
- South: R-12, Single-family residential: Undeveloped
- West: R-S, Residential Suburban, and S-1, Services (Greenville 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 south as a Residential Land Use 2 Community, which calls for a density of 2.6 to 4.5 units per acre. R-12, Single-Family Residential, zoning is 3.6 units per acre.

As such, looking at the request for R-12, Single-Family Residential, zoning is compatible with this classification. In addition, the subject parcel is surrounded by single-family residences and undeveloped land. 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 2017-17

VOTE - Mr. Foster made a motion to approve case AN 2017-17. Mr. Montgomery seconded the motion. The motion carried with a vote of 7-0.

Micah Fraley presented the development to the Commission.

e. RZ 2017-18

Ms. McCormick presented case RZ 2017-18

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

DOCKET: **RZ 2017-18**

APPLICANT: Steve Sandlin

PROPERTY LOCATION: 9 Inglesby Street

TAX MAP NUMBER: G008002100100

EXISTING ZONING: PD, Planned Development
REQUEST: DRD, Design Review District

SIZE: 11 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community

ANALYSIS: **RZ 2017-18**

RZ 2017-18 is a rezoning request for a parcel located on Inglesby Street. This property is presently vacant and the request is to rezone the property from PD, Planned Development, to 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.

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 future 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**

ACTION – RZ 2017-18

Vote - Mr. Martin made a motion to approve case RZ 2017-18. Ms. Traenkle seconded the motion. The motion carried with a vote of 7-0.

Mark Clayton presented his project to the Commission

f. PAC 2017-09

Ms. McCormick presented case PAC 2017-09

Chris Przirembel spoke on behalf of the applicant.

Mr. Foster made a motion to approve case PAC 2017-09. Mr. Hopper seconded the motion. The motion carried with a vote of 7-0.

g. AN 2017-19

Ms. McCormick presented case AN 2017-19

Mr. Martin and Mr. Foster recused themselves from the Case.

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

DOCKET:	AN 2017-19
APPLICANT:	Her Will, LLC
PROPERTY LOCATION:	S. Highway 14 and Mitchell Road
TAX MAP NUMBER:	G004000108100 and G004000100500 (City of Greer)
EXISTING ZONING:	R-12, Single-Family Residential (Greenville County) and C-2, Commercial (City of Greer)
REQUEST:	DRD, Design Review District
SIZE:	7.85 acres
COMPREHENSIVE PLAN:	Adjacent to Residential Land Use 3 and a Community Corridor
ANALYSIS:	AN 2017-19

AN 2017-19 is a zoning/annexation and rezoning request for two parcels located at the corner of S. Highway 14 and Mitchell Road. The larger parcel is located in Greenville County and is currently zoned R-12, Single-Family residential. The smaller tract is located in the City of Greer and is currently zoned C-2, Commercial. Both parcels are vacant. The applicant is requesting DRD, Design Review District, zoning and has presented a Concept Plan and Statement of Intent detailing 81 townhome units with the main entrance on S. Highway 14.

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

Surrounding land uses and zoning include:

- North: R-12, Single-Family residential (Greenville County): Single-family residential
- East: R-15, Single-Family residential (Greenville County): Single-family residential
- South: C-2, Commercial (City of Greer): Family Dollar
- West: R-12, Single-Family residential (Greenville County): Single-family residential

The future land use map in the City’s Comprehensive Plan defines the area adjacent to this parcel to the south as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for DRD, Design Review District, is appropriate at this location as the density proposed is 10.3 units per acre. In addition, the subject parcels are on a Community Corridor. These corridors are a near balance of residential and nonresidential uses. Land uses identified within the community corridor are equivalent to uses allowed in the medium and higher residential zoning classifications. Therefore, this is a compatible land use with the Comprehensive Plan. S. Highway 14 is a five lane road in this area and can support additional traffic. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before construction can commence.

STAFF RECOMMENDATION: APPROVAL

ACTION- AN 2017-19

VOTE - Mr. Montgomery made a motion to approve case AN 2017-19. Ms. Traenkle seconded the motion. The motion carried with a vote of 5-0.

Erik Hedrick spoke on behalf of the project.

Billy Henderson spoke against the annexation due to the fact that he did not want townhomes backing up to his residence and that there should be a buffer between them.

h. PAC 2017-12

Ms. McCormick presented case PAC 2017-12

Paul Beidel presented the changes to the project to the Planning Commission.

Ms. Jones made a motion to approve case PAC 2017-12. Mr. Montgomery seconded the motion. The motion carried with a vote of 7-0.

III. Other Business –None

IV. New Business – None

V. Executive Session – None

VI. Adjourn

Meeting adjourned at 7:44 p.m.