



City of Greer
Planning Commission Minutes
February 19, 2018

Members Present: Mark Hopper, Chairman
Judy Jones, Vice Chairman
Don Foster
William Lavender
Brian Martin
Micky Montgomery
Suzanne Traenkle

Member(s) Absent:

Staff Present: Kelli McCormick, AICP, Planning Manager
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Call to Order

Mr. Hopper called the meeting to order at 6:30pm and read the opening remarks.

II. Approval of Minutes

Mr. Martin made a motion to approve the minutes from the January 22, 2018 Planning Commission Meeting as submitted. Mr. Montgomery seconded the motion. The motion carried with a vote of 7 to 0.

III. Public Hearing

A. AN 2018-03

Mr. Hopper stated that AN 2018-03 had been withdrawn and asked Ms. McCormick to move on to the next item on the agenda.

B. AN 2018-04

Ms. McCormick read the docket information for AN 2018-04 and presented several slides with supporting information.

Mr. Hopper opened the public hearing for AN 2018-04

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

C. RZ 2018-05

Ms. McCormick read the docket information for RZ 2018-05 and presented several slides with supporting information.

Mr. Hopper opened the public hearing for RZ 2018-05.

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

D. SUB 2018-06

Ms. McCormick read the docket information for SUB 2018-06 and presented the site plan for the proposed development.

Mr. Hopper opened the public hearing for SUB 2018-06. He stated that this public hearing was to consider the Final Development Plan for Town Pines at Ansel School Road, Holiday Rd, and Wood Lane and that the zoning and approval of 50 units for this development had already been approved by City Council at a meeting held last year.

Don Hotzclaw, resident of Ashley Commons subdivision, addressed the Commission and stated that he was not in favor of this project. He stated that he was not aware of a previous meeting and that he was concerned about traffic in the area. He stated again, he did not want this development to be approved.

Ken Baker, resident of 2450 N Wood Ln, thanked the Commission and staff for their time and work on the project. He also thanked the developer for making compromises to the original plan for this development to help with some of the concerns from surrounding neighbors. He stated that he stills feels that 50 units is too many for the area and that traffic will be a problem. He stated that townhomes do not fit in with the single family dwellings in the area and he is not in favor of this development.

There was no one else to speak for or against this case. Mr. Hopper closed the public hearing.

E. TXT 2018-01

Ms. McCormick read the docket information for TXT 2018-01 and presented supporting information to the Commission and the public. (See Staff Report)

Mr. Hopper opened the public hearing for TXT 2018-01.

Matt Bowes, owner of Southern Growl restaurant on Buncombe Rd, spoke in favor of TXT 2018-01. He stated that he wanted to grow his business and the community of Greer and he feels businesses like these types of businesses will bring income and excitement to Greer just as they have done in Spartanburg and Greenville.

There was no one else to speak for or against this case. Mr. Hopper closed the public hearing.

IV. Old Business

There was no old business.

VI. New Business

A. AN 2018-04

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-04.

The applicant, Allen Cullum, was not present. Reno Deaton, Executive Director of Greer Development Corporation, was there to represent Mr. Cullum. He gave a brief description of his request.

Ms. McCormick read the staff analysis and recommendation for AN 2018-04. (See Staff Report)

There being no other discussion, Mr. Foster made a motion to approve AN 2018-04. Mr. Montgomery seconded the motion. The motion carried with a vote of 7 to 0.

B. RZ 2018-05

Mr. Hopper opened a business meeting for RZ 2018-05.

The applicant, Mark Thornton with T2 Design and Construction, representing the owner, William Grady, gave a brief overview of the request. He stated that this is the first phase of development that Mr. Grady is considering for that area.

Mr. Martin asked Mr. Thornton what type of development was in the rear of the property. Mr. Thornton advised townhomes.

Mr. Montgomery asked if the units would be rental units. Mr. Thornton advised, yes.

Mr. Foster asked Mr. Thornton the location of the next phase of development. Mr. Thornton stated it would be across the street from the current location.

Ms. McCormick read the staff analysis and recommendation for RZ 2018-05. (See Staff Report)

Mr. Martin made a motion to approve RZ 2018-05. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

C. SUB 2018-06

Mr. Hopper opened a business meeting for SUB 2018-06.

The applicant, Craig Winnall with Site Design, gave a brief overview and history of the project.

Mr. Martin stated that he was happy that the main access to the development had been moved off of N Wood Ln and asked if the access shown on the proposed site plan off of Ansel School Road

was an emergency access. Mr. Winnall advised, yes, it was required by the Fire Marshal to have a secondary access. He stated that it would not be used unless it was for emergency purposes.

Ms. Jones asked how many parking spaces were allotted per unit. Mr. Winnall stated that each unit would have a 1 car garage and a pad to park in front of the unit allowing 2 more cars, a total of 3 per unit.

Mr. Montgomery stated for the record that he was happy the main access had been moved off of N Wood Ln as well.

Mr. Martin stated that the detention ponds look to have been adjusted to meet the concerns from the neighboring properties about drainage. Mr. Winnall stated that they are currently under review for stormwater management with the City.

Ms. McCormick read the docket information for SUB 2018-06 and stated that staff recommends approval.

ACTION - Mr. Martin made a motion to approve SUB 2018-06. Mr. Foster seconded the motion. The motion carried with a vote of 7 to 0.

D. TXT 2018-01

Mr. Hopper opened a business meeting for TXT 2018-01.

Ms. McCormick reviewed the staff analysis and recommendation for TXT 2018-01 for the record.

Mr. Martin asked why brewpubs would only be allowed by special exception in C-1 but not by right. Ms. McCormick stated that staff wanted the option to allow the Board of Zoning Appeals to review the larger exporting operations of those businesses.

Mr. Lavender asked how these regulations compare to the City of Greenville. Mr. McMahan stated that the City of Greenville considers brewpubs restaurants and they don't really have and regulations for those.

He stated that most ordinances do not address breweries because these types of business are still very new.

Mr. Lavender asked if Mr. McMahan researched the City of Spartanburg as well. Mr. McMahan stated that he did not find anything relating to this on Municode or in their ordinance.

Mr. Foster asked if there was a state or federal statute that gives direction in this matter. Mr. McMahan advised that the regulations set forth by the state and federal government will be more stringent than the City's ordinance.

Mr. Foster asked if there are regulations for distances away from certain structures. Mr. McMahan and Ms. McCormick advised that there are required distances from churches, schools, and play yards, etc. but there would be no reason to add those types of regulations to the City's ordinance unless the city wanted to be more restrictive.

ACTION - Mr. Lavender made a motion to approve TXT 2018.01. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0.

VII. Executive Session

There were no items for executive session.

VIII. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.