



City of Greer
Planning Commission Minutes
June 18, 2018

Members Present: Mark Hopper, Chairman
Judy Jones, Vice Chairman
John Holland
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 6:30 pm and read the opening remarks.

Mr. Martin stated that he would be recusing himself from AN 2018-12.

II. Public Forum

Mr. Hopper read a brief statement about conducting the public forum section of the meeting.

There was no one to speak for public forum.

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Lavender made a motion to approve the minutes from the May 21, 2018 Planning Commission Meeting. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0. Mr. Martin and Ms. Traenkle abstained from the vote.

IV. Public Hearing

Mr. Hopper read a brief statement about conducting the public hearing section of the meeting.

A. AN 2018-09

Mr. Hopper opened the public hearing for AN 2018-09.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

Alex Toia, resident at 227 Ashler Drive Greer, stated that he has concerns with the traffic in the area.

Dennis Ball, resident at 8 Bellows Falls Drive Greer, stated that he is not opposed to the new development but he is concerned with traffic. The stated that he thinks the developer should be required to provide the proper infrastructure for the additional traffic.

Seeing that there was no one else present to speak for or against this request, Mr. Hopper closed the public hearing.

B. AN 2018-10

Mr. Hopper opened the public hearing for AN 2018-10.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

Seeing that there was no one present to speak for or against this request, Mr. Hopper closed the public hearing.

C. AN 2018-11

Mr. Hopper opened the public hearing for AN 2018-11.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

William Craig, resident at 1641 & 1645 Gibbs Shoals Road Greer, made inquiries on the traffic study and school overflow issues. Mr. Hopper stated that the results on the traffic study would be discussed later in the meeting.

Seeing that there was no one else present to speak for or against this request, Mr. Hopper closed the public hearing.

D. AN 2018-12

Mr. Hopper opened the public hearing for AN 2018-12.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

Seeing that there was no one present to speak for or against this request, Mr. Hopper closed the public hearing.

E. RZ 2018-11

Mr. Hopper opened the public hearing for RZ 2018-11.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

Robby Wood, resident at 810 Brockman McClimon Road Greer, stated that the proposed development is directly behind his house. He stated that he thinks the amount of homes requested is too many. He also stated that the traffic on Brockman McClimon was an issue and this development would make it worse. He feels that with the proposed community, the area will be over housed for the area and that Abner Creek Elementary is overcrowded. He stated that the roads can't handle the increased amount of traffic and he is opposed to this development.

Christy Strickland, resident at 806 Brockman McClimon Road Greer, stated she has the same concerns as Mr. Wood and is also concerned that the only entrance to the proposed development is so close to the four way stop on Brockman McClimon and Abner Creek Road that traffic will be made worse. She stated that she is also concerned with privacy between the townhomes and her lot. She advised she has seen some plans for the proposed development and she sees there is a proposed sidewalk directly behind her property and having 2 small children and a dog, is concerned of noise and privacy. She is interested in what the developer plans to do about separation behind her property and Mr. Wood's property.

Anthony Rivera, resident at 801 Brockman McClimon Road Greer, stated he is also concerned about traffic.

Seeing that there was no one else present to speak for or against this request, Mr. Hopper closed the public hearing.

F. RZ 2018-12

Mr. Hopper opened the public hearing for RZ 2018-12.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

Dennis Riley, resident at 117 Ravencrest Court Simpsonville, advised he was present to endorse the builder, NewStyle Communities. He stated that he purchased a home from them about a year ago and is very please.

Seeing that there was no one else present to speak for or against this request, Mr. Hopper closed the public hearing.

G. RZ 2018-13

Mr. Hopper opened the public hearing for RZ 2018-13.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

Ms. McCormick stated that there was an email available to the Commission and if they wanted to read it for the record they could do so. The Commission did not read the email.

Seeing that there was no one else present to speak for or against this request, Mr. Hopper closed the public hearing.

H. RZ 2018-08

Mr. Hopper opened the public hearing for RZ 2018-108.

Ms. McCormick gave the information for the request. She stated that this request had been before the Commission in May 2018 and the developer is requesting to increase the number of units in the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property. She

Seeing that there was no one else present to speak for or against this request, Mr. Hopper closed the public hearing.

V. Old Business

There was no old business.

VI. New Business

A. AN 2018-09

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-09.

Jonathan Nett, applicant with CivilSD Engineering, stated that a he understands traffic is a concerns for the public and that a traffic study would be conducted.

Mr. Martin advised that he has three issues with this request, as well as all the requests in the area before the Commission this evening, open space, buffer areas, and separation to existing residential properties adjacent to those properties. He stated that he understands why the applicant is requesting DRD zoning for this project because of the ability to have varying lot sizes. He advised that the request for DRD zoning in this regard is very similar to a cluster development due to the smaller lot sizes and increased number of units. He stated that in a cluster development there is a required amount of open space required and if this were a cluster development there would be a requirement of at least 2 to 2 and half acres of open space. He advised that this development shows approximately two tense of an acre of open space and he would like to see more.

Mr. Nett stated that the amount of open space for this development wasn't a large concern for the developer because they are also developing the property to the north and not adjacent to residential neighbors.

Mr. Martin stated that there isn't a 25ft buffer around the development, and he has an issue with requiring the development to the south of this project to have that buffer but not making it a requirement for this request. He asked Mr. Nett if they could provide that 25ft buffer by the time the final development plans was submitted to the Commission for review. Mr. Nett asked if that buffer could be reduced to 10ft – 15ft instead of the 25ft. He stated that if they had to have that much of a buffer it would impact the layout.

Mr. Martin stated that for him to approve this request there would have to be a loss of lots and some meaningful open space. He stated that he feels like the request is taking advantage of have more lots of lower sizes with the requirements you would normally have in a cluster development.

Mr. Martin stated that the last issue he has with all the requests in this area is screening. He asked Mr. Nett if they could provide some kind of screening, at least 6ft in height, allowable in the buffer area, along the residential areas not included in one of the three requests being heard that evening.

Mr. Nett said that they would work with the requirements of screening as long as it was allowed in the buffer and the buffer area could be reduced.

Mr. Martin asked if the Commission would consider holding the vote for all three requests in that area until all three requests had been heard and discussed.

Ms. McCormick presented a single site layout of all 3 developments being presented to the Commission and gave a brief summary of that layout.

ACTION - Mr. Martin made a motion to hold the vote for AN 2018-09 until a later point in the meeting. Mr. Holland seconded the motion. The motion carried with a vote of 7 to 0.

B. AN 2018-10

Mr. Hopper opened the business meeting for AN 2018-10.

Ms. McCormick presented the staff report and recommendation for the request.

Jonathan Nett, applicant with CivilSD, stated that he understands traffic is an issue with this development also and will be working with SCDOT on a traffic study. He stated that the developer would be willing to provide some type of six foot screening or a 25ft buffer along the existing residential properties but would not be able to do both and stated they could work with the Commission's recommendations.

Ms. McCormick and the Commission discussed some of the items shown on the site plan that the City has already instructed Mr. Nett would not be permitted.

Mr. Martin stated again, that to justify the density, he would like to see more meaningful open space, like what is required in a cluster development. He also stated that screening and buffering were concerns for this request as well.

ACTION – Mr. Lavender made a motion to hold the vote for AN 2018-10 until a later point in the meeting. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0.

C. AN 2018-11

Mr. Hopper opened the business meeting for AN 2018-11.

Ms. McCormick presented the staff report and recommendation for the request.

Austin Everett, applicant with Bluewater Civil Design, was present to answer any questions for the Commission.

Mr. Martin stated he would like to discuss the same three topics as the last two requests. He asked if the developer was planning any screening along the properties to the northwest, and between the townhomes and the commercial development.

Mr. Everett stated they are planning to screen between the townhomes and the commercial development if it is required. Mr. Martin stated that it is required to screen between residential and commercial in the City.

Ms. McCormick called a point of information. She stated that because this request is for DRD zoning, it is not required for the developer to screen within their development, that screening would be required along the properties on Nichols Drive but would not be required within the development between the townhomes and the commercial areas, unless the Planning Commission made that a requirement.

Mr. Martin asked Mr. Everett what his thoughts were regarding screening in that area and he advised that he thinks that is why the 25ft buffer is shown on the plat in that area, to provide some type of screening.

Mr. Martin stated that with the density that is proposed, he doesn't see a lot of meaningful opens space and would like to see more.

Mr. Martin asked if the developer has had conversations with the school district about the connectivity to the development. Mr. Everett stated not at this time. Ms. McCormick stated that she had conversations with the representative for Greenville county Schools after the PAC meeting for this project and that they are open to discussion of the proposed crosswalk but that it would be up to SCDOT to approve that.

Mr. Martin asked Mr. Everett to explain the results of the traffic study. Mr. Everett stated the improvements that were recommended by the study and informed the Commission that they would comply with all recommendations.

Staff and the Commission discussed the results and how those would help the traffic in the area. Mr. Martin asked what the expected build out for this project is.

Brain Wasser, representing the building, DR Horton, stated this project would be developed in 3 phases. He stated that the commercial area would be sold off and developed by a commercial developer, and the market would dictate how quickly the final buildout would be.

ACTION – Mr. Holland made a motion to hold AN 2018-11 until after voting on cases AN 2018-09 and AN 2018-10. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 1. Mr. Lavender voting in opposition.

Return to AN 2018-09 for vote.

ACTION – Mr. Martin made a motion to reconsider AN 2018-09. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0. The discussion was reopened.

Mr. Martin stated that this is a very large proposed area of development and will be very transformative for the community, but the request does fit within the City's intent of infill areas.

Mr. Martin asked staff to inform the Commission of the schools concerns, if any, for this quantity of development in the area, based on the conversations staff had with the school representative after the PAC meeting.

Ms. McCormick stated that the students in that area may be assigned to other schools in the areas. She stated that as the population continues to grow, the school district will be planning some new

schools to handle that capacity. She stated that population statistics show that people are not have children at such an early age and that these homes will not fill with children at such a fast rate as it would in the 1980's and the 1990's. She stated that the school district feels they can absorb this as the market absorbs it. She stated that they are prepared to handle this.

ACTION – Mr. Martin made a motion to approve AN 2018-09 with the follow requirements: the developer screen along the eastern property line adjacent to the existing residential properties consisting of a combination of fence, berm, or greenery, to reach at least 6ft tall within the 25ft buffer area; along the southeast property line at least a 12.5ft buffer to be in coordination with the adjoining property to equal a minimum of 25ft buffer area or greater between the two lots; at least 1 acre of combined open green space within the development that is usable by the other property owners. Mr. Holland seconded the motion. The motion carried with a vote of 7 to 0.

Recess at 8pm

Returned from recess at 8:10pm

Return to AN 2018-10 for vote.

ACTION – Mr. Lavender made a motion to reconsider AN 2018-10. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

ACTION – Mr. Martin made a motion to approve AN 2018-10 with the following requirements: the developer erect a minimum of a 6ft screening within the 25ft buffer area through combination of berm, plants, or fence along the northern, eastern, and south eastern property lines, excluding any area inside the stream buffer, and along the creek behind lots 44-52; have at least at least 1.5 acres of open space consisting on at least $\frac{3}{4}$ of an acre of contiguous green open space. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

Return to AN 2018-11 for vote.

ACTION – Mr. Lavender made a motion to reconsider AN 2018-11. Mr. Holland seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Holland and staff had a brief discussion about parking requirements for the pools and tennis courts.

Mr. Martin, staff and the applicant had a brief discussion on open space options for the development.

ACTION – Mr. Lavender made a motion to approve AN 2018-11 with the following requirements: giving the developer back 12.5ft along the adjacent property line of Blaize Ridge; to reorganize the amenities are to better incorporate the pedestrian way; to have a minimum screening of at least 6ft in height through combination of berm, plants, or fence within the 25ft buffer along the remainder of the norther property line. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Martin recused himself from the following case and stepped down from the panel.

D. AN 2018-12

Mr. Hopper opened the business meeting for AN 2018-12.

Ms. McCormick presented the staff report and recommendation for the request.

Jamie McCutchen, applicant with CCAD Engineering, states the developer is intending to have townhomes in this development.

Mr. Lavender asked Mr. McCutchen how many townhomes the developer is intending to have in the development. Ms. McCormick stated that they can have anywhere from 60 to 85 units. Mr. McCutchen stated he anticipated approximately 60 to 65 range.

ACTION – Mr. Lavender made a motion to approve AN 2018-12. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. Mr. Martin recused himself from the vote.

Mr. Martin returned to the panel.

E. RZ 2018-11

Mr. Hopper opened the business meeting for RZ 2018-11.

Ms. McCormick presented the staff report and recommendation for the request.

Scott Gillespie, developer, stated that he feels he has useful open space in this development. He advised they are willing to do any additional screening if requested. He stated that he would like to keep a more rural feel for the development and he wanted the wet pond to be an amenity. He stated that he and staff discussed the walking path and felt the design they have is most appropriate.

Mr. Martin asked how the homeowners in the development will know where their property ends and common area begins. Mr. Gillespie stated that he wants the community to all flow together and the homeowners may not know when common area begins and that he thinks this will be visually appealing.

Mr., Marin asked if no fencing would be a restrictive covenant. Mr. Gillespie stated that fencing would be allowed but the HOA would review the materials used to ensure it is rural in feel.

Mr. Martin asked if Mr. Gillespie would be willing to screen the properties along Brockman McClimon Road that are not included in the development. Mr. Gillespie stated yes, with at least 6ft of some kind of combination of fence and evergreen screening would be provided along the rear of their properties.

ACTION – Mr. Lavender made a motion to approve RZ 2018-11 with the following requirements: the developer screen along the 3 single family lots on the northeast corner of the property with a minimum 6ft screening of combination fence, berm, or greenery within the 25ft buffer; screen along the western boundary of the property to fill in with greenery to maintain a consistent screen in the area. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0.

F. RZ 2018-12

Mr. Hopper opened the business meeting for RZ 2018-12

Ms. McCormick presented the staff analysis and recommendation for the request.

Brock Fankhauser, applicant with NewStyle Communities, stated they specialize in age targeted maintenance free communities that are all brick single story architecture, and generally the price range is approximately 300 thousand to 500 thousand. He stated the average of buyers in these communities is 65.

ACTION – Mr. Martin made a motion to approve RZ 2018-12. Mr. Montgomery seconded the motion. The motion carried with a vote of 7 to 0

G. RZ 2018-13

Mr. Hopper opened the business meeting for RZ 2018-13.

Ms. McCormick presented the staff analysis and recommendation for the request.

Jamie Hester, applicant and owner of the property, stated that they feel office space will not have any detriment to the neighborhood.

ACTION – Mr. Holland made a motion to approve RZ 2018-13. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

H. RZ 2018-08

Mr. Hopper opened the business meeting for RZ 2018-08.

Ms. McCormick presented the staff analysis and recommendation for the request.

Jay Martin, applicant with Arbor Engineering, stated that the developer is considering putting screening on adjacent properties. He stated that the builder they had intended to use was no longer going to build their product and the new builder was going to use a narrower product, allowing them to get more units.

Brian Martin asked if they had a new traffic study for the increased units. Jay Martin stated that the traffic study had been completed and sent to him but he had not had an opportunity to review the results. Brian Martin stated that traffic was in issue on this road.

Brian Martin stated he is opposed to the increase. He stated that he would like to have all the information, to include the traffic study before making that decision.

John Holland asked if they were pushing the development back towards Norfolk Sothern's property. Ms. McCormick stated that the developer did this to allow improvements to Brushy Creek Road.

Brian Martin asked if the developer would be willing to put in a turn lane even if the traffic study did not call for one. Jay Martin advised that they have already established the right-of-way line at 33ft and they would like to see what the traffic study says.

Jay Martin stated that the last traffic study in 2017 stated about 9,600 annual average daily trips and they would be a 5% increase to that. He stated that they recognize that Brushy Creek Road is a highly traveled thoroughfare and needs to be increased to a 3-lane road from start to end.

ACTION – Mr. Martin made a motion to deny the change in the number of units for RZ 2018-08. Ms. Jones seconded the motion.

Ms. McCormick stated that they need a recommendation to move forward so Mr. Martin and Ms. Jones withdrew their motions.

ACTION – Mr. Martin made a motion to approve RZ 2018-08 with a maximum number of 68 units. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

I. SUB 2018-13

Mr. Hopper opened the business meeting for SUB 2018-13.

Ms. McCormick presented the staff analysis and recommendation for the request.

Indu Vakharia, developer, stated that this is the last track of land that needed to be annexed into the city in the area. He stated that the price range would be between 150 thousand and 200 thousand per home.

ACTION – Mr. Holland made a motion to approve SUB 2018-13 as submitted. Ms. Montgomery seconded the motion. The motion carried with a vote of 7 to 0.

J. SUB 2018-22

Mr. Hopper opened the business meeting for SUB 2018-22

Ms. McCormick presented the staff analysis and recommendation for the request.

Jonathan Nett, applicant with CivilSD, stated that there he believes that they meet the intent of the zoning of the property and that a traffic study has been completed and a turn lane will be required.

Mr. Marin asked what the plans are for the amenity area. Mr. Nett stated that they are planning a walking trail along the Enoree River and a simple amenity area towards the front of the development with possibly a patio area and fire pit.

Mr. Nett stated that due to the topography of the lot, they have limited opportunity for open space.

ACTION – Mr. Lavender made a motion to approve SUB 2018-22. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

VII. Other Business

Planning and Zoning Report

Ms. McCormick stated that this Planning Commission meeting brought 1100 residential units. She stated that staff recommendation for these items was approval due to the comprehensive plan. She stated that staff and the Commission needed to think about the land use element for the new comprehensive plan and how the city would be growing.

VIII. Executive Session

There was no executive session.

IX. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Montgomery seconded the motion. The meeting adjourned at 9:53pm.