



City of Greer
Planning Commission Minutes
July 16, 2018

Members Present: Mark Hopper, Chairman
Judy Jones, Vice Chairman
John Holland
Suzanne Traenkle

Member(s) Absent: William Lavender
Brian Martin
Micky Montgomery

Staff Present: 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.

II. Public Forum

Mr. Hopper asked staff, for the record, if there were any items or anyone signed up to speak for public forum. Ms. Blake advised the Commission that there were none.

III. Minutes of the Planning Commission Meeting

ACTION – Ms. Jones made a motion to approve the minutes from the June 18, 2018 Planning Commission Meeting. Ms. Traenkle seconded the motion. The motion carried with a vote of 4 to 0. Mr. Lavendar, Mr. Martin and Mr. Montgomery were absent from the vote.

IV. Public Hearing

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

A. TXT 2018-02

Mr. Hopper opened the public hearing for TXT 2018-02.

Mr. McMahan gave the basic information for the request.

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

B. RZ 2018-14

Mr. Hopper opened the public hearing for RZ 2018-14.

Mr. McMahan gave the basic information for the request. He 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.

V. Old Business

There was no old business.

VI. New Business

A. TXT 2018-02

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for TXT 2018-02.

Mr. McMahan presented the staff analysis and recommendation for the request.

Mr. Hopper advised that the applicant for the case was the Board of Architectural Review and that staff was representing the Board if there were any questions from the Commission.

Mr. Holland asked Mr. McMahan why the request was for only half of the building in question. Mr. McMahan stated that the building was owned by two different entities and would be operating separately. He stated that the portion of the building requesting to come into the historic district would be eligible for some tax credits, if accepted, and that the owners of the other portion of the building were not interested in delaying their estimated time line.

ACTION – Mr. Hopper made a motion to approve TXT 2018-02. Ms. Traenkle seconded the motion. The motion carried with a vote of 4 to 0.

B. RZ 2018-14

Mr. Hopper opened the business meeting for RZ 2018-14.

Mr. McMahan presented the staff analysis and recommendation for the request.

Chuck Langston, applicant, gave a brief overview of the request.

Mr. Holland asked Mr. Langston if the property would have direct access to Highway 80. Mr. Langston advised no.

Ms. Traenkle asked Mr. Langston if there were any interested parties in the property. Mr. Langston stated there were but no contracts of the property at that time.

ACTION – Ms. Jones made a motion to approve RZ 2018-14. Mr. Holland seconded the motion. The motion carried with a vote of 4 to 0.

VII. Other Business

Planning and Zoning Report

There was nothing for staff to report

VIII. Executive Session

There was no executive session.

IX. Adjourn

There being no other business to discuss, Mr. Holland made a motion to adjourn. Ms. Traenkle seconded the motion. The meeting adjourned at 6:45pm.