



**City of Greer**  
**Planning Commission Minutes**  
**September 17, 2018**

**Members Present:** Mark Hopper, Chairman  
Judy Jones, Vice Chairman  
Walden Jones  
John Holland  
William Lavender  
Brian Martin  
Suzanne Traenkle

**Member(s) Absent:**

**Staff Present:** Kelli McCormick, Planning Manager  
Brandy Blake, Development Coordinator

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**I. Call to Order**

Mr. Hopper called the meeting to order. He welcomed newly appointed Planning Commissioner Walden Jones.

He then read the opening remarks to begin the meeting.

**II. Public Forum**

Mr. Hopper read a brief statement about the public forum portion of the meeting. There was no one to speak for public forum.

**III. Minutes of the Planning Commission Meeting**

**ACTION** – Mr. Holland made a motion to approve the minutes from the August 20, 2018 Planning Commission Meeting as submitted. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. Mr. Martin 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 & 10**

Mr. Hopper opened the public hearing for AN 2018-09 & 10 then Ms. McCormick gave the basic information and history for this request.

Ms. McCormick advised the Commission that this project had been previously heard by the Commission and since, had major changes to the request. She gave the details of those changes.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

**B. TXT 2018-03**

Mr. Hopper opened the public hearing for TXT 2018-03.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

**V. Old Business**

There was no old business.

**VI. New Business**

**A. AN 2018-09 & 10**

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-09 & 10.

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

Jonathan Nett, CivilSD Engineering, gave a brief overview of the request. He stated that they took the suggestions from the previous Planning Commission meeting and redesigned the project.

He stated that this development would still have a pedestrian connection to the southern development, Sudduth Farms.

Mr. Martin stated he was concerned about how the area of property in the Duke Energy easement would be designated to separate it from the lots and how it would be maintained. Mr. Nett stated the area would be maintained by HOA and the details would be stated in the covenants and restrictions for the development and that the lot lines would not go into that easement to differentiate between the lots and the easement.

Ms. McCormick advised that lot 10 would need to be amended based on that information.

Mr. Nett requested that the buffer to the south adjacent to Sudduth Farms and this development have a 12.5ft buffer, as previously discussed in the Planning Commission Meeting in June 2018.

Mr. Martin asked if Duke would allow the easement to be used for a walking trail or some kind of amenity. Mr. Nett advised that Duke would want to see the proposed use but yes, they would allow it.

Mr. Martin stated that he wanted screening along the property to the northwest as previously discussed at the June Planning Commission Meeting.

**ACTION** – Mr. Martin made a motion to approve AN 2018-09 & 10 with the following conditions: 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 developments. Mr. Holland seconded the motion. The motion carried with a vote of 7 to 0.

**B. TXT 2018-03**

Mr. Hopper opened the business meeting for TXT 2018-03 and stated that Staff is the applicant for this request.

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

**ACTION** – Mr. Lavender made a motion to approve TXT 2018-03. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

**C. SUB 2018-24**

Mr. Hopper opened the business meeting for SUB 2018-24 Brushy Creek Townes Final Development Plan Review.

Ms. McCormick presented the staff analysis and recommendation for the request. She also gave the history for this site. She stated that a final development plan for this project had been previously approved by the Planning Commission but due to discrepancies in the record the applicant was bringing this request back to the Commission to clear up any issues.

Chris Przirembel, Gray Engineering, was present to answer any questions from the Commission.

**ACTION** – Mr. Martin made a motion to approve SUB 2018-24. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

**D. SUB 2018-17**

Mr. Hopper opened the business meeting for SUB 2018-17 Millers Point Final Development Plan.

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

Paul Harrison, Bluewater Civil Design, gave a brief overview of the project and the changes that have been made since the zoning request.

**ACTION** – Mr. Lavender made a motion to approve SUB 2018-17. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

**E. SUB 2018-02**

Mr. Hopper opened the business meeting for SUB 2018-02 Branchwood Final Development Plan.

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

Paul Harrison, Bluewater Civil Design, gave a brief overview of the project. He stated that they have provided most of the requests that were given by the Planning Commission and City Council during the annexation and zoning request.

**ACTION** – Mr. Lavender made a motion to approve SUB 2018-02. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 1 with Mr. Martin voting in opposition.

## **VII. Other Business**

### **Planning and Zoning Report**

Ms. McCormick advised the Commission that she has received her certification for training Board members from MASC and she would be contacting the members that needed credit hours to schedule that training.

## **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. Holland seconded the motion. The meeting adjourned at 7:09pm.