



**City of Greer**  
**Planning Commission Minutes**  
**October 15, 2018**

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

**Member(s) Absent:** Brian Martin

**Staff Present:** Kelli McCormick, Planning Manager  
Brandon McMahan, Zoning Coordinator  
Madeleine Bolick, GIS Planner  
Molly Kaminski, Planning Intern

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**I. Call to Order**

Mr. Hopper called the meeting to order. He then recognized Ms. McCormick to speak before the meeting started.

Ms. McCormick introduced Madeleine Bolick, GIS Planner, and Molly Kaminski, Intern.

Mr. Hopper 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** – Ms. Jones made a motion to approve the minutes from the September 17, 2018 Planning Commission Meeting. Mr. Holland 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 2018-15**

Mr. Hopper opened the public hearing for AN 2018-15 and 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.

**B. AN 2018-16**

Mr. Hopper opened the public hearing for AN 2018-16.

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 2018-15**

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-15.

Ms. McCormick presented the staff analysis and recommendation for the request. She advised the Commission that this development began as a Greenville County project and through the acquisition of a strip of property; the development is now contiguous to the City of Greer. She stated that it is important for the Commission to know that the development has already received preliminary plat approval from Greenville County, and is currently waiting on final plat approval from the City of Greer. She stated that this development would be accepted into the City as it is currently developed.

Mr. Hopper asked if the applicant was present. The applicant was not present at that time.

Mr. Jones stated that he questioned the site distance turning right onto Ansel School Road out of this development.

Paul Harrison, Bluewater Civil Design, stated he could speak to that as Bluewater Civil was the engineer for that site. He advised that they had the site distances approved and all permits had been issued in Greenville County.

**ACTION** - Ms. Jones made a motion to table AN 2018-15 since the applicant was not present to represent the request. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 0.

**-Business meeting for AN 2018-15 was closed-**

**B. AN 2018-16**

Mr. Hopper opened the business meeting for AN 2018-16.

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

William Bradley McAbee, applicant, stated he was a residential builder and they planned to put a single family residence on the property.

**ACTION** – Mr. Lavender made a motion to approve AN 2018-16. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 0.

**C. SUB 2018-21**

Mr. Hopper opened the business meeting for SUB 2018-21 Sudduth Farms Final Development Plan Review.

Ms. McCormick presented the staff analysis and recommended approval for this request.

Ms. Jones asked the applicant, Paul Harrison, to speak on the parking for this development. She stated that parking seems to be very limited.

Mr. Harrison stated that each single family unit would have a min of 2 required parking spaces as well as a 2 car garage.

He stated that the townhomes would have 1 car garages and 1 space in the drive.

He stated that there were approximately 15 minor additional spaces at mailbox clusters to allow people to collect their mail and that there are parking spaces at the amenity center and across the boulevard road for common area parking.

Mr. Holland stated that he has a problem with counting a garage as a parking space. He asked Ms. McCormick, how the City will enforce no parking on the street.

Ms. McCormick stated that this is a problem in most subdivisions. She stated a few things that staff can do to combat this issue. She advised that during review of the plans, setbacks on the side of the road where sidewalks are located are required to be 18ft from edge of sidewalk to face of building, which is the normal length of a driveway.

She stated that on street parking is difficult to enforce for several reasons. One is that homeowners don't like curbs painted red or "no parking" painted on the roads. She advised that when cars park on both sides of the road it can be dangerous, due to fire trucks not being able to fit through the cars and drivers not be able to see adequately. She advised that in these types of situations staff would contact homeowners and HOA's to advise them that these types of issues need to be corrected.

She stated that 2 parking spaces per unit is what is currently required per the City ordinance and that this is a problem that needs to be addressed in the future.

**ACTION** – Mr. Holland made a motion to approve SUB 2018-21, Sudduth Farms Final Development Plan, as submitted. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0.

**-Business meeting for AN 2018-15 was re-opened-**

Mr. Hopper stated that Mr. McMahan had a spoken with the applicant for AN 2018-15 and asked him to speak to their conversation.

Mr. McMahan stated that the applicant was under the impression someone was already present to represent the request but asked if Paul Harrison with Bluewater Civil Design, could represent the applicant.

The Commission and Mr., Harrison agreed to him representing Mark III Properties as the applicant for the request.

**ACTION** - Mr. Lavendar made a motion to remove AN 2018-15 from the table. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 0.

Mr. Harrison gave his knowledge of the history of the property and how the request came about.

Mr. Holland asked what excuse the applicant had for not attending the meeting. Ms. McCormick stated that Mark III Properties is extremely attentive to these matters but she feels this was an issue with miscommunication.

**ACTION** – Mr. Lavendar made a motion to approve AN 2018-15. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0.

## **VII. Other Business**

### **Planning and Zoning Report**

Ms. McCormick updated the Commission on the training opportunity being held at City Hall for the members to receive their required credits and plans for the training during the 2019 year.

## **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.