



City of Greer
Planning Commission Minutes
April 22, 2019

Members Present: Mark Hopper, Chairman
Judy Jones, Vice Chairman
John Holland
Brian Martin

Member(s) Absent: Walden Jones
William Lavender

Staff Present: Kelli McCormick, Planning Manager
Brandon McMahan, Zoning Coordinator

I. Call to Order

Mr. Hopper called the meeting to order and read the opening remarks to begin the meeting.

Mr. Martin recused himself from RZ 2019-06.

Mr. Hopper held a moment of silence to remember commission member, Suzanne Traenkle, who recently passed away.

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Holland made a motion to approve the minutes from the March 18, 2019 Planning Commission Meeting. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0.

III. Public Hearing

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

A. RZ 2019-06

Mr. Martin stepped away from the panel to recuse himself from the case.

Mr. Hopper opened the public hearing for RZ 2019-06.

Mr. McMahan 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. RZ 2019-07

Mr. Martin rejoined the panel.

Mr. Hopper opened the public hearing for RZ 2019-07.

Mr. McMahan 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.

VI. Old Business

There was no old business.

VII. New Business

A. RZ 2019-06.

Mr. Martin recused himself from this case.

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for RZ 2019-06.

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

The applicant, TJ Watkins, gave a brief overview of the request.

ACTION – Ms. Jones made a motion to approve RZ 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 3 to 0.

B. RZ 2019-07.

Mr. Martin rejoined the panel.

Mr. Hopper opened the business meeting for RZ 2019-07.

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

The applicant, Gwen Nesbitt, gave a brief overview of the request.

Mr. Martin spoke with the applicant about listing and selling the property with the commercial zoning.

ACTION – Mr. Martin made a motion to approve RZ 2019-07. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0.

C. COM 2019-07.

Mr. Hopper opened the business meeting for COM 2019-07.

Mr. McMahan presented the staff analysis and recommendation for the request as follows: 82 additional apartments that will access existing internal roads.

The project's civil engineer, Craig Winnall, came forward to answer questions about the request.

Mr. Holland asked where the additional units would be added on the property. Mr. Martin asked for clarification for the detention pond. There was a discussion on the building types and the design. Mr. Martin requested that Mr. Winnall plant more trees on the property along the road.

ACTION – Mr. Holland made a motion to approve COM 2019-07. Mr. Martin seconded the motion. The motion carried with a vote of 4 to 0.

D. SUB 2018-27.

Mr. Hopper opened the business meeting for SUB 2018-27.

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

The applicant, Jonathan Nett, came forward to answer questions about the request. He explained a minor change to the plans.

ACTION – Mr. Martin made a motion to approve SUB 2018-27. Mr. Holland seconded the motion. The motion carried with a vote of 4 to 0.

E. COM 2019-09.

Mr. Hopper opened the business meeting for COM 2019-09.

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

There was a discussion on the change in plans regarding a new entranceway.

The civil engineer, Alex Zuendt, gave a brief description of the request.

There was a discussion on the building size shown on the plans.

ACTION – Mr. Martin made a motion to approve COM 2019-09. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0.

F. SUB 2018-11.

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

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

The applicant, Eric Hendrick, came forward to answer questions.

ACTION – Ms. Jones made a motion to approve SUB 2018-11. Mr. Holland seconded the motion. The motion carried with a vote of 4 to 0.

VIII. Other Business

Planning and Zoning Report – Mr. McMahan told the Commission they will receive an email with upcoming May and June trainings. Mr. McMahan updated the Commission that a previous ordinance about accessory structures was brought to City Council and is now being reworked by staff. This ordinance will return to Commission in the near future. Mr. McMahan reported that a previous sidewalk discussion will also soon be brought back to the Commission for further action.

IX. Adjourn

There being no other business to discuss, Mr. Holland made a motion to adjourn. Ms. Jones seconded the motion. The meeting adjourned at 7:14 p.m.