



City of Greer
Planning Commission Minutes
October 21, 2019

Members Present: Mark Hopper, Chairman
John Holland, Vice Chairman
Judy Jones
Walden Jones
William Lavender
Michael Wright

Member(s) Absent: Brian Martin

Staff Present: Ashley Kaade, Planner
Brandon McMahan, Planner
Brandy Blake, Planning and Zoning Coordinator

I. Call to Order

Mr. Hopper called the meeting to order and read the opening remarks to begin the meeting. Staff introduced a new Planner Ashley Kaade.

II. Minutes of the Planning Commission Meeting

ACTION – Ms. Jones made a motion to approve the minutes from the September 23, 2019 Planning Commission Meeting. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed. Mr. Lavender and Mr. Martin were absent from the vote.

III. Public Forum

There was no one to speak for public forum.

IV. Public Hearing

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

Mr. Lavender joined the meeting.

A. AN 2019-12

Mr. Hopper opened the public hearing for AN 2019-12.

Staff 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 2019-16

Mr. Hopper opened the public hearing for RZ 2019-16.

Staff 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.

C. RZ 2019-17

Mr. Hopper opened the public hearing for RZ 2019-17.

Staff 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.

D. TXT 2019-06

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

Staff 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 2019-12

Mr. Lavender recused himself from AN 2019-12 and stepped down from the panel.

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2019-12.

Staff presented their analysis and recommendation for approval for the request.

The applicant was present to answer any questions for the commission.

ACTION – Mr. Jones made a motion to approve AN 2019-12. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Mr. Lavender returned to the panel.

B. RZ 2019-16

Mr. Hopper opened the business meeting for RZ 2019-16.

Staff presented their analysis and recommendation for approval for the request.

The applicant and project engineer were present to answer any questions for the commission. Mr. Hedrick stated that he was seeking a DRD zoning to accommodate smaller minimum lot widths and answered questions from the Commission regarding street connections, parking, standard unit sizes and price point. He also indicated that SCDOT reviewed the plans and did not require a traffic study.

ACTION – Mr. Wright made a motion to approve RZ 2019-16. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. RZ 2019-17

Mr. Lavender recused himself from RZ 2019-17 and stepped down from the panel.

Mr. Hopper opened the business meeting for RZ 2019-17.

Staff presented their analysis and recommendation for approval for the request.

Staff, as the applicant, was available to answer any questions for the commission.

ACTION – Mr. Holland made a motion to approve RZ 2019-17. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Mr. Lavender rejoined the commission on the panel.

D. TXT 2019-06

Mr. Hopper opened the business meeting for TXT 2019-06.

Staff reviewed the proposed text amendment and explained that it contained grammatical changes to clarify the intent of the ordinance. Staff indicated they will likely bring forward an additional text amendment related to content at a later date. Staff recommended approval of the request.

ACTION – Mr. Lavender made a motion to approve TXT 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Other Business

Staff updated the commission on upcoming training dates.

VIII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Wright made a motion to adjourn. Mr. Lavender seconded the motion. The meeting adjourned at 7:07 p.m.