



City of Greer
Planning Commission Minutes
January 27, 2020

Members Present: John Holland, Chairman
Walden Jones, Vice Chairman
Judy Jones
William Lavender
Brian Martin
Michael Wright

Member(s) Absent:

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

I. Call to Order

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

II. Minutes of the Planning Commission Meeting

Ms. Jones made a correction to the date of the luncheon in the minutes. The correct date is December 5, 2019.

ACTION – Mr. Wright made a motion to accept the minutes as amended from the November 18, 2019 Planning Commission Meeting. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

III. Election of Officers

Mr. Martin made a motion to nominate John Holland as chairman for 2020. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Mr. Lavender made a motion to nominate Walden Jones as vice chairman for 2020. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

IV. Public Forum

There was no one to speak for public forum.

V. Public Hearing

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

A. RZ 2020-01

Mr. Holland opened the public hearing for RZ 2020-01.

Staff gave the basic information for this request.

Don Wall, applicant for the request, approached the podium and gave a brief overview of the request.

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

B. RZ 2020-02

Mr. Holland opened the public hearing for RZ 2020-02.

Staff gave the basic information for this request.

Hope Tz Schmalzl, applicant for the request, approached the podium and gave a brief overview of the request.

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

C. RZ 2020-03

Mr. Holland opened the public hearing for RZ 2020-03.

Staff gave the basic information for this request.

Chris Hill, applicant for the request, approached the podium and gave a brief overview of the request.

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

D. RZ 2020-04

Mr. Holland opened the public hearing for RZ 2020-04.

Staff gave the basic information for this request.

Jamie Decker, applicant for the request, approached the podium and gave a brief overview of the request.

Paula Palmer, resident at 207 Pleasant Drive, spoke in opposition of the request. Ms. Palmer stated her concerns about having the business in a residential area.

Kendall Palmer, resident at 207 Pleasant Drive, spoke in opposition of the request. Ms. Palmer stated she was concerned about the long term effects of the rezoning to S-1 zoning district.

Stephany Barrett, resident at 215 Pleasant Drive, spoke in opposition of the request. Ms. Barrett stated her concerns about traffic and safety.

Shelia Williams, resident at 215 Pleasant Drive, stated she is not opposed to the business that is currently operating but she is opposed any other business operating at that location. She stated her concerns with the character of the area changing.

Rick Goodyear, Operations Manager for business involved in request and resident at 104 Linda Lane in Easley SC, spoke in favor of the request. He advised that the drivers from the business are safe and courteous. He stated that if the proposed request was approved, it would not change the current operation of the business. He stated that safety of the employees was a real concern and that the employees felt safe at the current location.

Ricky Radford, employee for business involved in request and resident at 43 N Barton Road in Taylors SC, spoke in favor of the request.

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

VI. New Business

A. RZ 2020-01

Mr. Holland read a brief statement about conducting the business meeting and opened the business meeting for RZ 2020-01.

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

ACTION – Ms. Jones made a motion to approve RZ 2020-01. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. RZ 2020-02

Mr. Holland opened the business meeting for RZ 2020-02.

Staff presented their analysis, a brief history of the property, and recommendation for approval for the request.

Mr. Martin asked staff to clarify screening and buffering for the property if the proposed request were approved. Staff explained the requirements for the requested zoning district.

ACTION – Mr. Jones made a motion to approve RZ 2020-02. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. RZ 2020-03

Mr. Holland opened the business meeting for RZ 2020-03.

Staff presented their analysis, a brief history of the property, and recommendation for approval for the request. Staff explained that this request is a Major Revision to the existing DRD zoning district that staff is bringing back to the Commission for a recommendation on the proposed changes to City Council.

The Commission discussed the details of the request with staff and the applicant.

ACTION – Mr. Martin made a motion to deny RZ 2020-03. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 2. Mr. Jones and Mr. Holland voted in opposition of the motion. The motion passed.

D. RZ 2020-04

Mr. Holland opened the business meeting for RZ 2020-04.

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

The Commission discussed the details of the request with staff and the applicant.

ACTION – Mr. Lavender made a motion to deny RZ 2020-04. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Other Business

Planning and Zoning Report

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. Jones seconded the motion. The meeting adjourned at 8:07 p.m.