



City of Greer
Planning Commission Minutes
April 20, 2020

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

Member(s) Absent: None

Staff Present: Ashley Kaade, Planner
Brandon McMahan, Planner
Emily Williams, Planning and Zoning Assistant
Ruthie Helms, Director of Building and Development Standards

I. Call to Order

Mr. Holland called the meeting to order and read the opening remarks to begin the meeting. Mr. Martin and Mr. Lavender indicated they needed to be recused from cases this evening.

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Lavender made a motion to approve the minutes from the February 17, 2020 Planning Commission Meeting. Mr. Wright seconded the motion. The motion passed with a vote of 5 to 0. Mr. Martin abstained as he was not present for the February 17, 2020 meeting.

III. Public Forum

There was no one to speak for public forum.

IV. Public Hearing

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

A. AN 2020-01

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

Staff gave the basic information for this request.

A representative for Becknell Industrial, the applicant for the request, gave a brief overview of the project.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

B. AN 2020-02

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

Staff provided the basic information for this request.

Brandon McMahan, representing the City as applicant, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

C. AN 20-79

Mr. Holland opened the public hearing for AN 20-79.

Staff provided information regarding this request.

Melanie Giles with Bluewater Civil Design, representing the applicant, had no comments to add.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

D. AN 20-80

Mr. Holland opened the public hearing for AN 20-80.

Staff gave the basic information for this request.

Melanie Giles, representing the applicant, gave no additional comments about the request.

Let the record reflect there were three people signed up to show opposition of the request, five comments were sent in to be read in opposition and two comments were sent in to be read in favor. The following spoke in opposition of the request: Patricia McKinney, Terry McKinney and Phil Dobbins. The following sent in comments to be read on their behalf in opposition of the request: Kenneth Hall, Frank Cox, Jason Pflug, Patricia Simpson, and Dan and Glenda Cranston.

Speakers raised concerns about traffic, safety, property value, privacy, sewer systems, disruption of nature, and requested a traffic study be done.

The following sent in comments in favor of the request: James and Evelyn Burns and Sandra Wall.

Both spoke on the necessity of selling the land due to financial burden.

There being no one else to speak for or against this request, Mr. Holland closed the public hearing.

E. AN 20-81

Mr. Holland opened the public hearing for AN 20-81.

Staff provided a short overview since this land is connected with the previous request.

Melanie Giles, representing the applicant, gave a brief overview of what the developers will do to comply with public concern, city standards and request.

Let the record reflect there were three people signed up to show opposition of the request. The following spoke in opposition of the request: Patricia McKinney, Terry McKinney and Phil Dobbins.

Both requested less lots be put in on this property.

All of the comments read into the record for AN 20-80 were referenced as they apply to both cases.

There being no one else to speak for or against this request, Mr. Holland closed the public hearing.

F. AN 20-82

Mr. Holland opened the public hearing for AN 20-82.

Staff gave the basic information for this request.

Jamie McCutchen from Davis & Floyd, representative of the applicant for the request, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

G. RZ 2020-06

Mr. Holland opened the public hearing for RZ 2020-06.

Staff provided information regarding this request.

Beth Smith, property owner, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

H. RZ 2020-07

Mr. Holland opened the public hearing for RZ 2020-07.

Staff gave the basic information for this request.

Jimmy Chulkas, property owner, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

I. RZ 2020-08

Mr. Holland opened the public hearing for RZ 2020-08.

Staff provided information regarding this request.

Melanie Giles, representative of the applicant, had no additional comments.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

J. RZ 20-32

Mr. Holland opened the public hearing for RZ 20-32.

Staff gave the basic information for this request.

Kevin Byrd, applicant for the request, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

K. RZ 20-34

Mr. Holland opened the public hearing for RZ 20-34.

Staff provided information regarding the request.

Sunitkumar Vashi, applicant for the request, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

L. RZ 20-35

Mr. Holland opened the public hearing for RZ 20-35.

Staff gave the basic information for this request.

Melanie Giles, representative of the applicant, had no additional comments.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

M. TXT 2020-01

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

Staff gave the basic information for this request.

Ashley Kaade, representing the City as applicant for the request, had no additional comments.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

ACTION – Mr. Holland made a motion to take a five minute recess at 7:37 PM.

RECESS

ACTION – Mr. Holland made a motion to return to the business meeting from recess at 7:43 PM.

V. New Business

Mr. Holland read a brief statement about conducting the business meeting.

A. AN 2020-01

Mr. Holland opened the business meeting for AN 2020-01.

Mr. Martin recused himself from AN 2020-01.

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

There were no additional comments or questions.

ACTION – Ms. Jones made a motion to approve AN 2020-01. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. AN 2020-02

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

Mr. Lavender recused himself from AN 2020-02

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

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Martin made a motion to approve AN 2020-02. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

C. AN 20-79

Mr. Holland opened the business meeting for AN 20-79.

Mr. Martin recused himself from AN 20-79.

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

There were no additional comments or questions.

ACTION – Mr. Wright made a motion to approve AN 20-79. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

D. AN 20-80

Mr. Holland opened the business meeting for AN 20-80.

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

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Martin made a motion to approve AN 20-80. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

E. AN 20-81

Mr. Holland opened the business meeting for AN 20-81.

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

There were no additional comments or questions.

ACTION – Mr. Martin made a motion to approve AN 20-81. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

F. AN 20-82

Mr. Holland opened the business meeting for AN 20-82.

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

There were no additional comments or questions.

ACTION – Mr. Lavender made a motion to approve AN 20-82. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

G. RZ 2020-06

Mr. Holland opened the business meeting for RZ 2020-06.

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

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Lavender made a motion to approve RZ 2020-06. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

H. RZ 2020-07

Mr. Holland opened the business meeting for RZ 2020-07.

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

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Lavender made a motion to approve RZ 2020-07. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

I. RZ 2020-08

Mr. Holland opened the business meeting for RZ 2020-08.

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

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Lavender made a motion to approve RZ 2020-08. Mr. Jones seconded the motion. The motion carried with a vote of six to zero. The motion passed.

J. RZ 20-32

Mr. Holland opened the business meeting for RZ 20-32.

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

The Commission, staff, and the applicant discussed the request.

ACTION – Ms. Jones made a motion to approve RZ 20-32. Mr. Wright seconded the motion. The motion carried with a vote of six to zero. The motion passed.

K. RZ 20-34

Mr. Holland opened the business meeting for RZ 20-34.

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

There were no additional comments or questions.

ACTION – Mr. Lavender made a motion to approve RZ 20-34. Mr. Martin seconded the motion. The motion carried with a vote of six to zero. The motion passed.

Mr. Holland informed the applicant to contact staff for information on next steps for the request.

L. RZ 20-35

Mr. Holland opened the business meeting for RZ 20-35.

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

There were no additional comments or questions

ACTION – Mr. Wright made a motion to approve RZ 20-35. Mr. Jones seconded the motion. The motion carried with a vote of six to zero. The motion passed.

Mr. Holland informed the public on the next steps for the request.

M. TXT 2020-01

Mr. Holland opened the business meeting for TXT 2020-01.

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

The Commission and staff as the applicant discussed the request.

ACTION – Mr. Lavender made a motion to approve TXT 2020-01. Mr. Martin seconded the motion. The motion carried with a vote of six to zero. The motion passed.

Mr. Holland informed the applicant to contact staff for information on next steps for the request.

N. FDP 20-07

Mr. Holland opened the business meeting for FDP 20-07.

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

There were no additional comments or questions.

ACTION – Mr. Martin made a motion to approve FDP 20-07. Ms. Jones seconded the motion. The motion carried with a vote of six to zero. The motion passed.

Mr. Holland informed the applicant to contact staff for information on next steps for the request.

VI. Other Business

A. Planning and Zoning Report

Staff did not have any information to report; however thanked the Commission and participants for their participation in the board's first virtual meeting.

VII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Holland made a motion to adjourn. Mr. Wright seconded the motion. The meeting adjourned at 8:47 PM.