



**City of Greer  
Planning Commission Minutes  
September 18, 2017**

**Members Present:** Kevin Tumblin, Chairman  
Don Foster  
Judy Jones  
Mark Hopper  
Brian Martin  
Micky Montgomery

**Member(s) Absent:** Suzanne Traenkle

**Staff Present:** Kelli McCormick, AICP, Planning Manager  
Brandon McMahan, Zoning Coordinator  
Brandy Blake, Development Coordinator

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**I. Advisory Meeting**

Chairman Tumblin called the meeting to order at 6:30 p.m.

Mr. Tumblin read the opening remarks. Brian Martin stated he would be recusing himself from AN 2017-35 in the proceedings. Suzanne Traenkle was absent from the meeting.

**A. Approval of Minutes for August 21, 2017**

Mr. Foster made a motion to approve the minutes as written for August 21, 2017. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0.

**II. Public Hearing**

Chairman Tumblin opened the Public Hearing.

**A. September Cases**

Kelli McCormick presented the following Staff Reports and PowerPoint presentations to the Commission.

1. **RZ 2017-33**                      **Nehemiah Community Revitalization Corp**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, SEPTEMBER 18, 2017**

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**DOCKET:**                                      **RZ 2017-33**

**APPLICANT:** Nehemiah Community Revitalization Corporation  
**PROPERTY LOCATION:** Oakland Avenue  
**TAX MAP NUMBER:** G014000406000 and G014000406100  
**EXISTING ZONING:** C-2, Commercial  
**REQUEST:** R-7.5, Single-Family Residential  
**SIZE:** 0.63 acres  
**COMPREHENSIVE PLAN:** Residential Land Use 3 Community

**ANALYSIS:**

**RZ 2017-33**

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**RZ 2017-33** is a rezoning request for two parcels located on Oakland Avenue between McKissick Street and Fuller Street. This property is currently vacant. The request is to rezone the property from C-2, Commercial, to R-7.5, Single-Family Residential in order to develop single-family homes. This area contains a combination of residential land uses with some commercial zoning fronting W. Poinsett Street.

Surrounding land uses and zoning include:

North: R-7.5, Single-Family Residential: vacant  
East: R-7.5, Single-Family Residential: single-family residential  
South: C-2, Commercial: various businesses  
West: R-7.5, Single-Family Residential: single-family residential

Currently, this property is vacant and is proposed for development with single-family residences. As stated in the above section, this property is located in a Residential Land Use 3 Community. Residential zoning is certainly appropriate at this location. The development will have to meet all requirements of the zoning ordinance and after a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION: APPROVAL**

Natoshia Mayer, applicant and president of Nehemiah, spoke in favor of RZ 2017-33 and stated that the Corporation intends to offer affordable homeownership on these properties.

Mr. Foster asked Ms. Mayer if the Nehemiah Corporation owned the lots to the rear of the properties in question and what the plans for those are. Ms. Mayer stated they do own those lots and plan to put single family residences there as well.

Ms. Jones asked Ms. Mayer how many homes total they planned to put in that block. Ms. Mayer stated a total of 6, 2 in the block at approximately 1100spft each.

**Action – RZ 2017-33**

**Vote** – Mr. Montgomery made a motion to approve RZ 2017-33. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0.

**2. AN 2017-34 Dorris Properties, LLC and D&D Construction and Investments, LLC  
Suber Mill Rd and Buncombe Rd**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, SEPTEMBER 18, 2017**

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**DOCKET:** AN 2017-34

**APPLICANT:** Dorris Properties, LLC and D&D Construction and Investments, LLC

**PROPERTY LOCATION:** Suber Mill Road and Buncombe Road

**TAX MAP NUMBER:** G006000300205 and G006000300204

**EXISTING ZONING:** I-1, Industrial (Greenville County)  
**REQUEST:** Annexation and Zoning to I-1, Industrial (City of Greer)

**SIZE:** 9.63 acres

**COMPREHENSIVE PLAN:** Near an Employment Center on a Regional Corridor

**ANALYSIS:** **AN 2017-34**

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AN 2017-34 is an annexation request for two parcels located on Suber Mill Road and Buncombe Road. This property is partially occupied with parking and overflow areas for API. The request is to zone the properties I-1, Industrial, for future expansion of API. This area contains a combination of industrial and commercial land uses.

Surrounding land uses and zoning include:

North: Unzoned: Industrial  
East: C-3, Commercial: commercial businesses  
South: Unzoned: Industrial  
West: Unzoned: vacant

Currently, this property is partially occupied with parking and overflow areas for API. As stated in the above section, this property is located near an Employment Center on a Regional Corridor. Industrial zoning is appropriate at this location. The development will have to meet all requirements of the zoning ordinance and after a detailed study of the area, Staff can support the proposed zoning request.

**STAFF RECOMMENDATION: APPROVAL**

Bluford Vaughn, project manager for the expansion at API, representing Dorris Properties, LLC and D&D Construction and Investments, LLC, spoke in favor of AN 2017-34.

**Action** – AN 2017-34

**Vote** – Ms. Jones made a motion to approve case AN 2017-34. Mr. Montgomery seconded the motion. The motion carried with a vote of 6 to 0.

Brian Martin left the dais, recusing himself from the following case.

**3. AN 2017-35                      Brian A. Martin, Esq.                      Robinson Rd**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, SEPTEMBER 18, 2017**

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**DOCKET:** AN 2017-35

**APPLICANT:** Brian A. Martin, Esq.

**PROPERTY LOCATION:** Robinson Road

**TAX MAP NUMBER:** 5-19-00-117.00

**EXISTING ZONING:** Unzoned (Spartanburg County)

**REQUEST:** Annexation and Zoning to I-1, Industrial

**SIZE:** 84.49 acres

**COMPREHENSIVE PLAN:** Near an Employment Center on a Regional Corridor

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**ANALYSIS:** **AN 2017-35**

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**AN 2017-35** is an annexation request for a parcel located on Robinson Road. This property is currently vacant. The request is to zone the property I-1, Industrial, for future industrial development. This area contains a combination of industrial and residential land uses.

Surrounding land uses and zoning include:

North: Unzoned: vacant  
East: Unzoned: various land uses  
South: I-1, Industrial: future industrial  
West: I-1, Industrial: vacant

Currently, this property is vacant. As stated in the above section, this property is located near an Employment Center on a Regional Corridor. Industrial zoning is appropriate at this location. The development will have to meet all requirements of the zoning ordinance and after a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION:                      APPROVAL**

Brian Martin, representing the buyer, spoke in favor of AN 2017-35 and stated the property is currently under contract.

Mr. Foster asked if there are utilities close to this property. Mr. Martin stated there are and this detail is being worked out with the development proposal.

Ms. Jones asked how much property was included in this request. Mr. Martin stated 85 acres.

**Action** – AN 2017-35

**Vote** – Mr. Foster made a motion to approve AN 2017-35. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. Brian Martin recused himself from the vote.

Brian Martin returned to the dais.

**4. RZ 2017-36                      Curtis and Gwyn Hawkins                      906 S. Buncombe Rd**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, SEPTEMBER 18, 2017**

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<b>DOCKET:</b>	<b>RZ 2017-36</b>
<b>APPLICANT:</b>	Curtis and Gwyn Hawkins
<b>PROPERTY LOCATION:</b>	906 S. Buncombe Road
<b>TAX MAP NUMBER:</b>	0535010103701
<b>EXISTING ZONING:</b>	R-15, Single-Family Residential
<b>REQUEST:</b>	C-2, Commercial
<b>SIZE:</b>	0.48 acres
<b>COMPREHENSIVE PLAN:</b>	Employment Center Community, Regional Corridor, Community Center

**ANALYSIS:** **RZ 2017-36**

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**RZ 2017-36** is a rezoning request for a parcel located at 906 S. Buncombe Road. This property is currently occupied with a single-family residence. The request is to rezone the property from R-15, Single-Family Residential, to C-2, Commercial in order to sell as commercial property. This area contains mostly commercial land uses fronting S. Buncombe Road.

Surrounding land uses and zoning include:

North: C-2, Commercial: Bojangle's  
East: C-1, Commercial (Greenville County): Formal wear shop

South: C-2, Commercial: single-family residence (for sale)  
West: R-15, Single-Family Residential (Greenville County): single-family residences

Currently, this property is occupied with a single-family residence and is proposed to be sold for commercial purposes. As stated in the above section, this property is located in an Employment Center Community in a Community Center on a Regional Corridor. Commercial is appropriate at this location. The development will have to meet all requirements of the zoning ordinance and after a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION:                      APPROVAL**

Meredith Shannon, Grace Real Estate representing the Hawkins, spoke in favor of RZ 2017-36.

Mr. Foster asked Ms. Shannon if the property was currently under contract. She advised no but had hoped that the approval of the rezoning for this property would help create some interest.

Mr. Martin asked Ms. Shannon if the property beside the one in question was zoned commercial, she advised yes. She stated the house that is there now is used as a rental.

Mr. Martin asked Ms. Shannon if the property had been rezoned previously. She advised, yes. Mr. Martin stated that that's why there is no screen between the commercial and residential buildings located on the properties. Ms. McCormick stated yes, that is why there is no screen at this time.

**Action** – RZ 2017-36

**Vote** – Mr. Martin made a motion to approve RZ 2017-36. Mr. Montgomery seconded the motion. The motion carried with a vote of 6 to 0.

**5.            RZ 2017-37                      C. Allen Fowler                      3381 Brushy Creek Rd**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, SEPTEMBER 18, 2017**

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<b>DOCKET:</b>	<b>RZ 2017-37</b>
<b>APPLICANT:</b>	C. Allen Fowler
<b>PROPERTY LOCATION:</b>	3381 and 3375 Brushy Creek Road
<b>TAX MAP NUMBER:</b>	G006000200306 and G006000200302
<b>EXISTING ZONING:</b>	O-D, Office District
<b>REQUEST:</b>	S-1, Services
<b>SIZE:</b>	4.5 acres
<b>COMPREHENSIVE PLAN:</b>	Employment Center Community and Community Center

**ANALYSIS:**

**RZ 2017-37**

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**RZ 2017-37** is a rezoning request for two parcels located at 3381 and 3375 Brushy Creek Road. This property is currently occupied with a single-family residence and a boat repair business zoned O-D, Office District. The request is to rezone the property to S-1, Services, in order to more accurately reflect the operation on the larger parcel. The single-family residence is currently nonconforming and will remain as such under the new zoning. This area contains a variety of commercial and residential land uses.

Surrounding land uses and zoning include:

North: S-1, Services: vacant

East: R-M2, Multifamily Residential: vacant

South: R-12, Single-Family Residential: church

West: I-1, Industrial (Greenville County): building/contractor supplies (blinds, doors)

Currently, this property is occupied with a single-family residence and a boat repair business. As stated in the above section, this property is located in an Employment Center Community in a Community Center. Service uses are appropriate at this location. Any changes or new development will have to meet all requirements of the zoning ordinance. In addition, if the house is vacant for a period to exceed their nonconforming status, it will have to be used as S-1, Services. After a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION:                      APPROVAL**

Mark Watson, representing Mr. Fowler, spoke in favor of RZ 2017-37. He stated that Mr. Fowler wants to rezone the property to SI to match the property he owner to the north.

Ms. McCormick and Mr. Watson gave a brief history of the property.

**Action** – RZ 2017-37

**Vote** – Ms. Jones made a motion to approve RZ 2017-37. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0.

**6.            RZ 2017-38                      Able Holding LLC                      318 Pennsylvania Ave**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, SEPTEMBER 18, 2017**

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**DOCKET:    RZ 2017-38**

**APPLICANT:    ABLE Holding, LLC**

**PROPERTY LOCATION:    318 Pennsylvania Ave**

**TAX MAP NUMBER:    G008000400100**

**EXISTING ZONING:** C-2, Commercial  
**REQUEST:** R-M2, Multifamily Residential  
**SIZE:** 0.3 acres  
**COMPREHENSIVE PLAN:** Employment Center Community

**ANALYSIS:**

**RZ 2017-38**

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**RZ 2017-38** is a rezoning request for a parcel located at 318 Pennsylvania Avenue. This property is currently occupied with a multifamily apartment building. The request is to rezone the property to R-M2, Multifamily Residential, in order to accurately reflect the type of structure and future use of this building. This area contains a variety of commercial and residential land uses.

Surrounding land uses and zoning include:

North: C-2, Commercial: single-family residential  
East: R-M1, Multifamily Residential: vacant  
South: C-2, Commercial: restaurant  
West: C-2, Commercial: auto sales

Currently, this property is occupied with an apartment building. As stated in the above section, this property is located in an Employment Center Community. Multifamily uses are appropriate at this location. Any changes or new development will have to meet all requirements of the zoning ordinance. After a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION: APPROVAL**

Tony Langford, applicant spoke in favor of case RZ 2017-38 and gave a brief history and stated he would like to completely refurbish the building and make it into apartments again.

**Action** – RZ 2017-38

**Vote** – Mr. Martin made a motion to approve RZ 2017-38. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0.

**7. FDP 2017-39 Rockbridge Townhomes Revision**

Ms. McCormick advised the Commission that Rockbridge Townhomes had been before the Commission previously this year and had been approved but changes had been made. She then presented the Commission with the proposed changes to the approved site plan. Ms. McCormick advised the Commission that the Planning Staff has sent these changes out to all applicable agencies for review and approval and Planning’s approval would be contingent upon those approvals as well.

Mr. Martin asked why the 25ft buffer was not on the plat.



Jonathon Net, Civil SD Engineering, advised the Commission that the builder have been getting feedback from potential homeowners that they wanted to own their front and back yards. He stated that the overall development should look very similar to what was previously approved, with the exception of the homeowner's actually owning the front and back yards.

Ms. McCormick stated that Mr. Martin's question was about the dashed line on the plat representing the 25ft buffer around the entire development. She stated that the 25ft buffer dashed line would need to be put back on the plat for approval. Mr. Net stated they would add it back to the plat. Ms. McCormick stated that they would need to discuss the specifics of this requirement at a later time.

Mr. Montgomery asked if they HOA would still be maintaining the properties. Mr. Net advised, the HOA will maintain everything outside of the lots, indicated on the plat as pink lines.

Mr. Martin stated that there will still be common area along Hammett Bridge Rd and the detention in the back.

Ms. McCormick advised Mr. Net the Post Office will require common mailboxes.

**Action** – FDP 2017-39

**Vote** – Mr. Martin made a motion to approve FDP 2017-39 with the 25ft buffer area designated on the Final Development Plan and contingent upon departmental and other applicable agencies approvals. Mr. Hopper seconded the motion. The motion carried with a vote of 6 to 0.

Chairman Tumblin closed the Public Meeting.

**III. Executive Session** – None

**IV. Other Business** – Ms. McCormick discussed upcoming training opportunities with the Commission.

**V. Adjourn**

Meeting adjourned at 7:07 p.m.