



**City of Greer - Planning and Zoning Division Minutes
PLANNING COMMISSION MEETING
April 17, 2017**

Members Present: Mr. Foster, Ms. Jones, Mr. Hopper, Mr. Montgomery, and Chairman Tumblin

Member(s) Absent: Mr. Martin and Ms. Traenkle

Staff Present: Kelli McCormick, AICP, Planner
Hazel Poston, Administrative Assistant-Building Development and Standards
Elizabeth Adams, Executive Administrative Assistant

I. PUBLIC HEARING

A. Call to Order and Opening Remarks:

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

B. Application(s) for Review:

- | | |
|---|---------------------|
| 1) PAC 2017-05 Brushy Creek Rd – Sutter’s Ridge | Mark III Properties |
| 2) PAC 2017-06 Brushy Creek Rd – The Reserve @ Sutter’s Ridge | Mark III Properties |
| 3) PAC 2017-08 Jones Ave - Jones Creek Gardens | Unique Builders |

C. Comments:

PAC 2017-05

Ms. McCormick presented case PAC 2017-05

PAC 2017-06

Ms. McCormick presented case PAC 2017-06

PAC 2017-08

Ms. McCormick presented case PAC 2017-08

II. BUSINESS MEETING

A. Minutes of the Greer Planning Commission Meeting March 20, 2017

ACTION- Mr. Foster made a motion to approve the minutes from March 20, 2017. Mr. Montgomery seconded the motion. The motion carried with a vote of 5-0.

III. OLD BUSINESS

A. No Old Business

IV. NEW BUSINESS

A. Recommendation of Application

PAC 2017-05 Brushy Creek Rd – Sutter’s Ridge

Mark III Properties

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 17, 2017**

DOCKET:	PAC 2017-05
APPLICANT:	Mark III Properties
PROPERTY LOCATION:	Brushy Creek Road
TAX MAP NUMBER:	T035000101200, T035000101308, T035000101304, T035000101309, and T035000101307
EXISTING ZONING:	R-12, Single-Family Residential
REVIEW STAGE:	Preliminary Plat
SIZE:	19.4 acres/41 lots/0.26 miles of new road
COMPREHENSIVE PLAN RECOMMENDATION:	Residential Land Use 2 Community
ANALYSIS:	PAC 2017-05

PAC 2017-05 is a request for approval of a Preliminary Plat for Sutter’s Ridge. This is a new single-family residential subdivision with 41 lots on Brushy Creek Road. The subdivision contains 2 new streets with 0.26 miles of new roadway and one entrance.

With regard to meeting the provisions of the City of Greer Land Development Regulations, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Preliminary Plat contingent upon all of the comments from PAC being addressed.

STAFF RECOMMENDATION: APPROVAL

ACTION – PAC 2017-05

Motion made by Mr. Montgomery to approve, seconded by Mr. Foster.
Motion carried 5-0

PAC 2017-06 Brushy Creek Rd – The Reserve @ Sutter’s Ridge

Mark III Properties

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 17, 2017**

DOCKET: PAC 2017-06
APPLICANT: Mark III Properties
PROPERTY LOCATION: Brushy Creek Road
TAX MAP NUMBER: T035000101306
EXISTING ZONING: DRD, Design Review District
REVIEW STAGE: Preliminary Plat
SIZE: 8.17/59 lots/private roads
COMPREHENSIVE PLAN Residential Land Use 2 Community
RECOMMENDATION:

ANALYSIS: PAC 2017-06

PAC 2017-06 is a request for approval of a Preliminary Plat for The Reserve at Sutter’s Ridge. This is a new single-family residential attached development with 59 lots on Brushy Creek Road. The development will have private roads.

With regard to meeting the provisions of the City of Greer Land Development Regulations, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Preliminary Plat contingent upon all of the comments from PAC being addressed.

STAFF RECOMMENDATION: APPROVAL

ACTION – PAC 2017-06

Motion made by Mr. Foster to approve, seconded by Mr. Montgomery
Motion carried 5-0

PAC 2017-08 Jones Ave - Jones Creek Gardens

Unique Builders

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 17, 2017**

DOCKET: PAC 2017-08
APPLICANT: Unique Builders
PROPERTY LOCATION: Jones Avenue
TAX MAP NUMBER: G006000101001 and G006000101000
EXISTING ZONING: R-M2, Multifamily Residential

REVIEW STAGE: Preliminary Plat
SIZE: 6.84/31 lots
COMPREHENSIVE PLAN RECOMMENDATION: Residential Land Use 3 Community
ANALYSIS: PAC 2017-08

PAC 2017-08 is a request for approval of a Preliminary Plat for Jones Creek Gardens. This is a new group development with 31 lots on Jones Avenue. The subdivision will be a group development and as such will have private drives.

With regard to meeting the provisions of the City of Greer Land Development Regulations, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Preliminary Plat contingent upon all of the comments from PAC being addressed.

STAFF RECOMMENDATION: APPROVAL

ACTION – PAC 2017-08

Motion made by Ms. Jones to approve, seconded by Mr. Montgomery
Motion carried 5-0

V. OTHER BUSINESS-None

VI. ADJOURN

Meeting adjourned at 7:05 pm.