



City of Greer  
Planning Commission Minutes  
August 21, 2017

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

**Member(s) Absent:**

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

**I. Advisory Meeting**

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

Mr. Tumblin read the opening remarks. Don Foster stated he would be recusing himself from one item in the proceedings.

**A. Approval of Minutes for July 17, 2017**

Ms. Traenkle made a motion to approve the minutes as written for July 17, 2017. Don Foster seconded the motion. The motion carried with a vote of 6 to 0. Brian Martin was absent from the vote.

**II. Public Hearing**

**A. August Cases**

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

- 1. AN 2017-28                                      **Brian A. Martin Esq.**                                      **Genoble Rd and Robinson Rd**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, AUGUST 21, 2017**

**DOCKET:** AN 2017-28  
**APPLICANT:** (1) William E. McCullough  
(2) Chatim, LLC

(3) Karen Robison

**PROPERTY LOCATION:** Genoble Road and Robinson Road

**TAX MAP NUMBER:** (1)5-24-00-034.01 (2)5-19-00-121.00  
(1)5-24-00-035.00 (2)5-16-00-121.01  
(1)5-24-00-035.03 (2)5-19-00-208.00  
(2)5-19-00-117.01 (3)5-19-00-121.02  
(numbers in parentheses correspond with ownership)

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

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

**SIZE:** 229.96

**LAND USE MAP:** Adjacent to Employment Center Community

**ANALYSIS:** AN 2017-28

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AN 2017-28 is a zoning/annexation for eight parcels located on Genoble Rd and Robinson Rd. They are currently unzoned in Spartanburg County. The request is for I-1, Industrial, for future development of this property. There are several single-family residences, a commercial building, and a variety of vacant and agricultural parcels included in this request.

This area contains a combination of land uses in the unincorporated area of Spartanburg County, as well as property in the City of Greer.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg County): Undeveloped  
East: Unzoned (Spartanburg County): Single-Family Residences  
South: I-1, Industrial: Plastic Omnium and Minghua  
West: Unzoned (Spartanburg County): Single-Family Residences

The land use map for the City of Greer defines the area adjacent to these parcels as an Employment Center Community. Therefore, the request for I-1, Industrial, is appropriate in this area in accordance with the development pattern preceding it and the continued industrial growth. As such, Staff recommends approval.

**STAFF RECOMMENDATION: APPROVAL**

Brian Martin, applicant's attorney, spoke in favor of case AN 2017-28. He stated that the properties were currently under contract and the intended use is Industrial.

**Action – AN 2017-28**

**Vote** – Mr. Foster made a motion to approve AN 2017-28. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. Brian Martin recused himself from the vote.

Brian Martin entered the meeting.

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, AUGUST 21, 2017**

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**DOCKET:** RZ 2017-29

**APPLICANT:** Michael A. Frazier (Pups and Pints)

**PROPERTY LOCATION:** Corner of Brushy Creek Road and Kings Creek Drive

**TAX MAP NUMBER:** T035000100109

**EXISTING ZONING:** C-2, Commercial

**REQUEST:** DRD, Design Review District

**SIZE:** 2.086

**COMPREHENSIVE PLAN:** Residential Land Use 3 Community along a Neighborhood Corridor (Brushy Creek Road)

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**ANALYSIS:** RZ 2017-29

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**RZ 2017-29** is a rezoning request for a parcel located at the corner of Brushy Creek Road and Kings Creek Drive. It is currently zoned C-2, Commercial, in the City of Greer and is vacant. The request is for DRD, Design Review District, for future development of this property with a bar and grill and dog daycare, boarding, and grooming facility. The Statement of Intent and Concept Plan for the DRD are attached.

This area contains a combination of residential and commercial land uses in The City of Greer and Greenville County.

Surrounding land uses and zoning include:

- North: Railroad Right of Way
- East: C-2, Commercial: medical facility
- South: PD, Planned Development: Single-family subdivision (Carman Glen)
- West: C-2, Commercial: vacant

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 3 on a Neighborhood Corridor. In addition, the property is already zoned C-2, Commercial. The opportunity for DRD, Design Review District, allows the Planning Commission to guide the way the property develops and work with the applicant to create a plan that will be acceptable for the community. The use proposed is commercial in nature, but the intensity and site plan may not be compatible with the neighborhood directly adjacent. Therefore, while Staff does support the concept, several changes would make the development more compatible with the Planned Development to the rear of the site. First, the access point on Brushy Creek Road is likely too close to the entrance to Carman Glen Subdivision. SCDOT should be consulted and the site plan should be amended to reflect their required separation distance. In addition, no driveway should be permitted

on Kings Creek Drive. This creates commercial encroachment into a single-family residential development. The Statement of Intent describes overnight boarding. While this is not a permitted use in C-2, Commercial, similar uses are permitted in other districts, including R-S, Residential Suburban, for kennels, and C-3, Commercial, and S-1, Services for animal shelters. The described use is smaller than an animal shelter, but similar to a kennel. Staff would propose that no outside runs are used at night for these animals. However, the use can be deemed acceptable with that parameter. In addition, significant landscaping should be installed as a barrier between the commercial and residential use, including a buffer for the parking. This landscaping should create an opaque screen within two years and be at least four feet in height at the time of planting. As such, Staff recommends approval of this request with conditions.

**STAFF RECOMMENDATION:**

**APPROVAL with CONDITIONS:**

- 1. Driveway moved on Brushy Creek Road to acceptable location by SCDOT.**
- 2. No curb cut, except for emergency use as required or requested, on Kings Creek Drive.**
- 3. No outside runs for overnight boarding.**
- 4. Provide a landscape plan to create a screen between the neighborhood and commercial use.**

Mr. Martin asked staff if the Commission was discussing the change in zoning from C-2 to DRD only, and not approving the design elements of this project. Ms. McCormick advised the Commission that when DRD is approved, a concept plan and a bubble diagram that shows entrances and egress/ingress for the property is included in that approval, which in part are design factors. Once this is approved, the applicant will need to submit for advanced engineering for preparation for Final Development Plans, which will be reviewed by the same Commission. Mr. Martin advised there are a lot of changes that would need to be made to the current plans.

The Commission and staff discussed the site plan and location of animals while being boarded.

Mr. Martin asked if a minimum 8ft. screen would be required between the residences and the proposed property. Ms. McCormick stated that it is 6ft. and read the requirement from the ordinance. She advised that one of the conditions staff has recommended is a 4ft. landscape screen, such as shrubs, be planted and reach 6ft. in maturity within 2 years. She stated that a fence would be acceptable if the Commission required it.

Mr. Martin asked if that screening would have to go all the way around the property. She advised no, only a portion would have to be screen but it was certainly in the Planning Commission purview to require it. That as the request is for DRD zoning, it gives the Planning Commission to the ability to require these types of changes to the current plan.

Michael Frazier, applicant, addressed the Commission. He stated he is willing to meet the requirements that have been discussed at this hearing. He stated that he is an active volunteer and has a passion for working with animals and that is why he would like to have a business like the one before the Commission. He plans to do a lot of charity work for Greenville County Human Society.

Mr. Foster asked Mr. Frazier if he has spoken with DHEC. Mr. Frazier stated he has not at this time but has tried and left several messages for someone to contact him.

Mr. Foster asked Mr. Frazier if the building for the dogs would have sound suppression. Mr. Frazier advised that it is and the dogs would not be outside after 7pm. He also stated that the building the dogs would be housed in is about 150ft away from the residences and he felt it would not be an issue for the residences.

Mr. Hopper asked what the capacity of the building would be. Mr. Frazier stated the capacity for the animals would be 20 to 25 max.

Mr. Martin stated that he agrees with staff, that SCDOT may not allow the drive to be in the current proposed location and he should speak with the owner of the dialysis center about easement or shared parking situation that may assist him.

There being no other questions, Mr. Frazier had a seat.

Mr. Martin advised that he thinks screening needs to be along the commercial side as well as the residential side and a higher screen be required, at least 8ft, to screen the parking and help with the residential neighborhood.

**Action** – RZ 2017-29

**Vote** – Don Foster made a motion to approve case RZ 2017-29 with the additional comments made by the Commission to include the 8ft. screening requirement and the additional restrictions from staff as follows:

1. **Driveway moved on Brushy Creek Road to acceptable location by SCDOT.**
2. **No curb cut, except for emergency use as required or requested, on Kings Creek Drive.**
3. **No outside runs for overnight boarding.**
4. **Provide a landscape plan.**
5. **8’ screening along rear property line and side next to dialysis center up to the point of the developed area of the dialysis property.**

Brian Martin seconded the motion. The motion carried with a vote of 7 to 0.

**3. RZ 2017-30**

**William Bradley McAbee**

**Campbell Ave**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, AUGUST 21, 2017**

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**DOCKET:** RZ 2017-30

**APPLICANT:** William Bradley McAbee

**PROPERTY LOCATION:** Campbell Avenue

**TAX MAP NUMBER:** G002000322000

**EXISTING ZONING:** R-12, Single-Family Residential  
**REQUEST:** R-7.5, Single-Family Residential  
**SIZE:** 0.381 acres  
**COMPREHENSIVE PLAN:** Residential Land Use 2 Community

**ANALYSIS:** **RZ 2017-30**

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**RZ 2017-30** is a rezoning request for a parcel located on Campbell Avenue. It is currently zoned R-12, Single-Family Residential, and the goal is for this parcel to be subdivided. The property is currently vacant. The request is for R-7.5, Single-Family Residential, to allow the parcel to be subdivided. It currently does not have enough square footage to be subdivided in the R-12 district.

This area contains a combination of single-family and multifamily residential land uses all in the City of Greer.

Surrounding land uses and zoning include:

North: R-12, Single-Family Residential: single-family residence  
East: R-12, Single-Family Residential: single-family residence  
South: R-12, Single-Family Residential: single-family residence  
West: R-12, Single-Family Residential: single-family residence

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 2 Community. Therefore, the request for R-7.5, Single-Family Residential, is an appropriate in this area. The reason for the request is to allow this parcel to be subdivided. There is a mixture of lot sizes in this area, including some lots that meet the R-12 zoning. There are lots in this area that are also smaller and do not meet the current zoning. As such, Staff recommends approval of this request as the new zoning does conform to parts of the development pattern in the area.

**STAFF RECOMMENDATION: APPROVAL**

William Bradley McAbee, applicant and local builder with Apex Development, stated he currently owns the lot and the goal is to split the lot and create two lots with approximately 50ft of road frontage each, and build two single-family residences.

Mr. Foster stated for the record, that he has sold lots to this developer in the past.

Mr. Martin asked staff to read emails that staff had available from people who were not able to attend the meeting due to the eclipse.

Mrs. McCormick read the email she received from concerned neighbors in the area.

Mr. Martin asked Mr. McAbee what the size of the home he build that is adjacent to the lot in questions today. Mr. Bradley replied about 1350st. and stated that the houses he intends to build will be approximately 1400sq and meet the required setbacks of the City.

There being no other questions or comments the applicant returned to their seat.

Action – RZ 2017-30

Vote – Mr. Montgomery made a motion to approve RZ 2017-30. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.

4. RZ 2017-31

Robert Julian

211 Arlington Rd

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, AUGUST 21, 2017**

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**DOCKET:** RZ 2017-31  
**APPLICANT:** Robert Julian

**PROPERTY LOCATION:** 211 Arlington Road

**TAX MAP NUMBER:** 9-03-13-021.00

**EXISTING ZONING:** R-M1, Multifamily Residential

**REQUEST:** C-2, Commercial

**SIZE:** 0.63 acres

**COMPREHENSIVE PLAN:** Residential Land Use 3 Community

**ANALYSIS:**

**RZ 2017-31**

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**RZ 2017-31** is a rezoning request for a parcel located at 211 Arlington Road. This property is presently occupied by a duplex in a home constructed in 1922. The request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to turn the property into a commercial use. This area contains a combination of commercial land uses with commercial zoning fronting Arlington Road, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: Public Park  
East: C-2, Commercial: vacant  
South: C-2, Commercial: multifamily residences  
West: R-M1, Multi-family Residential: multifamily residences

Currently, this property is being used for multifamily residential with a variety of uses in the immediate area. As stated in the above section, this property is located in a Residential Land Use 3 Community. Multifamily zoning is certainly appropriate at this location. However, this is also located on a transitional corridor. While not classified in the comprehensive plan, this road is a mixture of residential and non-residential uses and serves as a gateway from Highway 29 to downtown Greer. As this property is requested for C-2, Commercial, improvements to the structure will have to be made and parking will have to be installed. These requirements will include screening to soften the impacts on surrounding residential areas and the park to the rear of the site. After a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION:                      APPROVAL**

Robert Julian, applicant, advised the Commission that this building is a historic building and in disarray. He stated his intent is to bring it back to its original historical state and then turn it into a professional business like an attorney’s office or medical office.

Mr. Julian presented the Commission with a conceptual site plan, now listed as Exhibit A, and a layout for the business, now listed as Exhibit B.

Mr. Martin asked Mr. Julian if the house is on the Historic Registry. Mr. Julian stated not that he was aware of this. Mrs. McCormick stated that the City just had a historical survey done of the entire City and she believes that this house will be on the list as a potential nominee. Mr. Martin advised him to do so because there are considerable tax breaks for renovating historic buildings.

Mr. Julian described the Exhibits to the Commission and staff.

There being no other questions or discussion, Mr. Julian returned to his seat.

**Action – RZ 2017-31**

**Vote –** Mr. Martin made a motion to approve RZ 2017-31. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

Don Foster and Brian Martin left the dais and recused themselves from the following case.

**5.            FDP 2017-32                      Gray Engineering                      S. Hwy 14 & Mitchell Dr**

Kelli McCormick presented the Commission with plans for the design of the town homes and a site plan.

**Action – FDP 2017-32**

**Vote –** Ms. Jones made a motion to approve FDP 2017-32. Mr. Montgomery seconded the motion. The motion carried with a vote of 5 to 0. Mr. Foster and Mr. Martin recused themselves from the vote.

Don Foster and Brian Martin returned to the dais.

**6.            Crosswinds Subdivision                      Preliminary Plat Review**

Ms. McCormick presented the Commission with the Preliminary Plat for the Subdivision. She advised the Commission that this subdivision would be zoned as a cluster development and a conservation easement would be set in place for the open area per amended Land Development Regulations.

Mrs. McCormick stated this Subdivision would be required to have a 25ft screening along the exterior boundary of the property. She stated that the plat would have to show how the open space is maintained and accessed. She stated there are no internal setbacks only external and all will be clearly stated on the plat.

Ms. McCormick stated that the 25ft buffer is shown on the plat as a setback and would be corrected to reflect a buffer.

**Action** – Crosswinds Subdivision

**Vote** – Mr. Hopper made a motion to approve Crosswinds Subdivision Preliminary Plat. Mr. Martin seconded the motion with the changes that staff has referenced to the designation of the 25ft buffer and the conservation easement documents. The motion carried with a vote of 7 to 0.

**III. Executive Session** – None

**IV. Adjourn**

Meeting adjourned at 7:34 p.m.