



City of Greer - Planning and Zoning Division Minutes
PLANNING COMMISSION MEETING
March 20, 2017

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

Member(s) Absent:

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. Chairman Tumblin recognized Mr. Ed Driggers, City Administrator, who thanked the commissioners for their service to the City of Greer and the time and effort they put into the work. Mr. Driggers stated the City of Greer is actively engaged in the planning efforts presently and long term. He discussed the personnel changes in staff: Mr. Glenn Pace and Suzanne Lynn are no longer on staff and wished them well. The Board will be represented by Kelli McCormick who came on board with several years' experience. Supporting Kelli is Hazel Poston, who will be working for the next few weeks and will retire soon. During the staff transitions, Elizabeth Adams, Executive Administrative Assistant in Administration, will be assisting; Mike Sell, Assistant City Administrator, who has a varied background in planning efforts; Steve Grant, Building & Development Standards Director and City Engineer, and Justin Kirtz, GIS.

B. Application(s) for Review:

- | | | |
|---------------|--|----------------------------|
| 1) AN 2017-09 | 310 and 365 Mariah Drive | Scott and Diane Milks |
| 2) AN 2017-10 | 201 N Buncombe Road | Keenan-Witt Properties LLC |
| 3) AN 2017-11 | Corner Ansel School Road, Northwood Lane, and Holiday Road | John Stewart, Jr |

C. Comments:

AN 2017-09

Ms. McCormick presented case AN 2017-09

- Representative Chip Fogleman, Engineer, present and spoke in favor

AN 2017-10

Ms. McCormick presented case AN 2017-10

- Representative Tim Allender, Langston Black Real Estate, present and spoke in favor.
 - Project will be a fitness facility

AN 2017-11

Ms. McCormick presented case AN 2017-11

- Representative, Craig Long, present and gave more details.
- Public spoke in opposition:
 - Ken Baker 2450 N. Wood Lane
 - Lee McAbee of 2470 N. Wood Lane
 - Hal Kain 606 Austin Woods
 - Katherine Hyatt 604 Mattie Lane
 - Sue Ehling 608 Mattie Lane

II. BUSINESS MEETING

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

ACTION- Mr. Foster made a motion to approve minutes of February 20, 2017. Ms. Traenkle seconded the motion.
Motion carried 5-0, 2 Abstain

III. OLD BUSINESS

A. No Old Business

IV. NEW BUSINESS

A. Recommendation of Application

AN 2017-09

310 Mariah and 365 Mariah Drive

Scott and Diane Milks

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MARCH 20, 2017**

DOCKET: AN 2017-09

APPLICANT: Scott and Diane Milks

PROPERTY LOCATION: 310 and 365 Mariah Drive

TAX MAP NUMBER: 9-07-00-080.00 and 9-07-00-080.02

EXISTING ZONING: Un-zoned (Spartanburg County)
REQUEST: R-10, Single-Family Residential

SIZE: 23.55 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 2 Community

ANALYSIS: AN 2017-09

AN 2017-09 is a zoning and annexation request for two parcels currently located in the unincorporated area of Spartanburg County. These properties each have or have had single-family residences on site and the request is to zone and annex them into the City of Greer with the R-10, Single-Family Residential, zoning classification. These properties are adjacent to Redcroft Subdivision. These properties are proposed for development as a new subdivision known as The Reserve at Redcroft, which is also on the agenda as a preliminary plat.

Surrounding land uses and zoning include:

North: Un-zoned (Spartanburg County): Single-family residential
East: Un-zoned (Spartanburg County): Single-family residential
South: R-15, Single-Family Residential: Single-family residential (Redcroft subdivision)
West: Un-zoned (Spartanburg County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel to the south as a Residential Land Use 2 Community, which calls for a density of 2.6 to 4.5 units per acre. R-10, Single-Family Residential, zoning is 4.3 units per acre.

As such, looking at the request for R-10, Single-Family Residential zoning is compatible with this classification. In addition, the subject parcels are surrounded by single-family residences. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2017-09

Motion made by Mr. Foster to approve, seconded by Mr. Montgomery
Motion carried 8-0

AN 2017-10

201 N. Buncombe Road

Keenan-Witt Properties, LLC

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MARCH 20, 2017**

DOCKET: AN 2017-10

APPLICANT: Randall Keenan and Hisel Witt

PROPERTY LOCATION: 201 N. Buncombe Road

TAX MAP NUMBER: T016000204611 (portion)

EXISTING ZONING: S-1, Services (Greenville County)
REQUEST: C-3, Commercial

SIZE: 4.41 acres

COMPREHENSIVE PLAN: Transit Oriented Community District on a Regional Corridor

ANALYSIS: AN 2017-10

AN 2017-10 is a zoning and annexation request for a portion of a parcel currently located in the unincorporated area of Greenville County. This property is currently zoned S-1, Services, in Greenville County is currently vacant. The request is to zone and annex the parcel into the City of Greer with the C-3, Commercial, zoning classification for future commercial development. The current proposal is for a fitness facility, although any C-3, commercial, use would be permitted at this location if the zoning is approved. This annexation also includes 530 feet of N. Buncombe Road.

Surrounding land uses and zoning include:

North: S-1, Services (Greenville County): garage-door company
East: C-2, Commercial (Greenville County): various commercial uses
South: C-3, Highway Commercial (City of Greer): automotive parts business
West: R-20, Single-Family Residential, and R-S, Residential Suburban (Greenville County): single-family residential uses

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel to the south as a Transit Oriented Community District on a Regional Corridor (N. Buncombe Road). Commercial land uses are certainly appropriate within these classifications.

As such, looking at the request for C-3, commercial, zoning is compatible in this area. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request. This property also includes a GPATS setback from N. Buncombe Road, which should be reviewed and evaluated before construction permits are issued.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2017-10

Motion made by Mr. Martin to approve, seconded by Ms. Jones
Motion carried 8-0

AN 2017-11

**Corner of Ansel School Road, N Wood Lane
and Holiday Road**

John Stewart, Jr.

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MARCH 20, 2017**

DOCKET: AN 2017-11

APPLICANT: John Stewart, Jr.

PROPERTY LOCATION: Ansel School Road, N. Wood Lane, and Holiday Road

TAX MAP NUMBER: 0537050103100

EXISTING ZONING: Un-zoned (Greenville County)
REQUEST: DRD, Design Review District

SIZE: 6.5 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 3

ANALYSIS: AN 2017-11

AN 2017-11 is a zoning and annexation request for a parcel located at the corner of Ansel School Road, N. Wood Lane, and Holiday Road in the unincorporated part of Greenville County. It is currently un-zoned and vacant. The applicant is requesting DRD, Design Review District zoning, and has presented a Concept Plan and Statement of Intent detailing 62 townhome units with the main entrance on N. Wood Lane.

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

Surrounding land uses and zoning include:

North: Un-zoned (Greenville County): Single-family residential
East: Un-zoned (Greenville County): Single-family residential
South: R-7.5, Single-Family Residential (City of Greer): Single-family residential (Chestnut Hill Plantation)
West: Un-zoned (Greenville County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel to the south as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for DRD, Design Review District, is appropriate at this location as the density proposed is 9.5 units per acre. This is an excellent infill site for denser development. In addition, the subject parcel is surrounded by single-family residences. Therefore, this is a compatible land use with existing uses. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before construction can commence.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2017-11
Motion made by Mr. Martin to approve, seconded by Ms. Traenkle
Motion carried 8-0

PC 2017-04

Westmoreland Road at Mariah Drive

FRF Engineering for Scott and Diane
Milks

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MARCH 20, 2017

DOCKET: PAC 2017-04

APPLICANT: FRF Engineering for Scott and Diane Milks

PROPERTY LOCATION: Westmoreland Road at Mariah Drive

TAX MAP NUMBER: 9-07-00-080.00 and 9-07-00-080.02

EXISTING ZONING: Un-zoned (Spartanburg County)
REQUESTED ZONING: R-10, Single-Family Residential

REVIEW STAGE: Preliminary Plat

SIZE: 23.55 acres/63 lots/0.50 miles of new road

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

ANALYSIS: PAC 2017-04

PAC 2017-04 is a request for approval of a Preliminary Plat for The Reserve at Redcroft. This is a new single-family residential subdivision with 63 lots at the intersection of Westmoreland Road and Mariah Drive. The subdivision contains 7 new streets with 0.5 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 and the property being successfully annexed into the City of Greer as requested.

STAFF RECOMMENDATION: APPROVAL

ACTION – PAC 2017-04

Motion made by Mr. Martin to approve, seconded by Mr. Foster

Motion carried 8-0

V. OTHER BUSINESS

VI. ADJOURN

Meeting adjourned at 7:44 p.m.