



City of Greer
Planning Commission Minutes
January 22, 2018

Members Present: Mark Hopper, Acting Chairman
Don Foster
Judy Jones
William Lavender
Brian Martin
Micky Montgomery
Suzanne Traenkle

Member(s) Absent:

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

I. Call to Order

Mr. Hopper called the meeting to order at 6:30pm and read the opening remarks. He then recognized Ms. McCormick to speak. Ms. McCormick welcomed a new Commission member William Lavender.

II. Approval of Minutes

Mr. Martin made a motion to approve the minutes from the November 20, 2017 Planning Commission Meeting as submitted. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. Mr. Foster abstained from the vote.

III. Public Hearing

Ms. McCormick read the docket information for RZ 2018-02 and presented several slides with supporting information.

Mr. Hopper opened the public hearing for RZ 2018-02.

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

Ms. McCormick read the docket information for RZ 2018-03 and presented several slides with supporting information.

Mr. Hopper opened the public hearing for RZ 2018-03.

Penny Phillips, resident in Rich Glen Subdivision, stated she has lived in her current residence for over 20 years and she represents the HOA for the subdivision. She stated that the last traffic count was in 2007 and there has been a lot of growth since that time and due to curve issues, narrow shoulders, and speeding. She stated that the residents in the Rich Glen Subdivision are requesting that the Commission require this project to have a traffic study completed.

Edgar Baxter, resident at 1484 Henderson Gap Road, stated that his property will be the most affected by this development because the proposed entrance to the development borders his property. He stated that he understands growth will happen and he is in favor of this request for a traffic study.

Arlene Wertz, resident at 11 Glen Creek, stated that she has a 3 year old granddaughter that lives on Henderson Gap Road and she is concerned about traffic. She stated that there have been deaths on the road and she wants something done for the safety of children. She requested speed bumps and a traffic study to be conducted.

There was no one else to speak for or against this case. Mr. Hopper closed the public hearing.

Ms. McCormick read the docket information for RZ 2018-04 and presented several slides with supporting information.

Mr. Hopper opened the public hearing for RZ 2018-04.

Jon Schweigert, real estate broker representing the owners of the property, read a statement he had prepared speaking in favor of this request. (Statement provided for record)

Janet Greene, resident at 911 Abner Creek Road, stated she is against this request. She stated she is concerned about the impact this development would have on the wildlife and the environment. She stated that there are many subdivisions being developed on Abner Creek Road and that traffic is becoming a problem. She stated that the volume of traffic and the speeds on this road is dangerous. She stated that the road is used as a cut through road when I-85 is shut down and she is requesting a traffic study be conducted.

There was no one else to speak for or against this case. Mr. Hopper closed the public hearing.

Ms. McCormick read the docket information for AN 2018-01 and presented several slides with supporting information.

Mr. Hopper opened the public hearing for AN 2018-01.

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

Ms. McCormick read the docket information for AN 2018-02 and presented several slides with supporting information.

Mr. Hopper opened the public hearing for AN 2018-02.

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

Ms. McCormick read the docket information for Lismore Village Ph II preliminary plat review.

Mr. Hopper opened the public hearing for Lismore Village Ph II preliminary plat review.

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

Ms. McCormick read the docket information for Mayfair Station aka Jones Avenue Townes preliminary plat review.

Mr. Hopper opened the public hearing for Mayfair Station aka Jones Avenue Townes preliminary plat review.

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

Ms. McCormick read the docket information for Briar Ridge aka Hood Road Subdivision preliminary plat review.

Mr. Hopper opened the public hearing for Briar Ridge aka Hood Road Subdivision preliminary plat review.

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

Ms. McCormick read the docket information for the renaming of Ryan's Corporate Way to Walter Brashier Drive.

Mr. Hopper opened the public hearing for the renaming of Ryan's Corporate Way to Walter Brashier Drive.

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

Ms. McCormick read the docket information for the annexation of James Road from Brushy Creek Road to West Road from Greenville County.

Mr. Hopper opened the public hearing for the annexation of James Road from Brushy Creek Road to West Road from Greenville County.

There was no one present to speak for or against this case. Mr. Hopper closed the public hearing.

IV. Election of Officers for 2018

Kelli McCormick called a point of information. She advised the audience that the vote and staff recommendation for the previously heard public hearings would happen during the business meeting after the election of officers.

Mr. Hopper asked the Commission for nominations for Chairman and Vice Chairman for 2018. Mr. Montgomery nominated Mr. Hopper as Chairman. Mr. Martin seconded the nomination. The nomination carried with a vote of 7 to 0.

Mr. Martin nominated Ms. Jones for Vice Chairman. Mr. Foster seconded that motion. The nomination carried with a vote of 6 to 1. Ms. Jones voting in opposition.

V. Old Business

There was no old business.

VI. New Business

Mr. Hopper read a brief statement about conducting the business and opened the business meeting for RZ 2018-02.

The applicant, Scott Streetman, gave a brief description of his request. He stated that there are deed restrictions on the property that state it may only be used for residential use. Mrs. Martin stated that he had some knowledge of this property and asked how many homes Mr. Streetman is proposing to build on the property. Mr. Streetman advised four homes approximately 1300 to 1350 square feet each.

Ms. McCormick read the staff analysis and recommendation for RZ 2018-02 as follows:

RZ 2018-02 is a rezoning request for a two parcels located on Ridgecrest Circle. This property is currently vacant. The request is to rezone the property from O-D, Office District to R-7.5, Single-Family Residential, in order to subdivide the property into three lots and build single-family residences.

Surrounding land uses and zoning include:

*North: R-20, Single-Family Residential: vacant
East: R-20, Single-Family Residential: single-family residence
South: C-3, Commercial: various commercial businesses
West: O-D, Office District: vacant*

Zoning/Rezoning History:

*1992: Annexation and zoning to R-20, Single-Family Residential
2003: Rezoning to O-D, Office District*

As stated in the above section, this property is located in a Residential Land Use I Community. While the density of the requested zoning district is higher than the Comprehensive Plan calls for in this area, the choice is more appropriate for the zoning district than the existing zoning district. The change in zoning would allow the pattern of development on the street to continue and provide a transition from the intense development on Wade Hampton Boulevard to the neighborhood to the north. As such, Staff recommends approval of this rezoning request.

STAFF RECOMMENDATION: APPROVAL

Mr. Martin gave a brief history of the property and stated that he feels that the proposed request is a good use for the property. Mr. Foster asked Mr. Martin if the deed restrictions were still enforceable. Mr. Martin stated that he believed they were and that there is also a restriction prohibiting the sale of alcohol on this property.

There being no other discussion, Ms. Jones made a motion to approve RZ 2018-02. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Hopper opened a business meeting for RZ 2018-03.

The applicant, Paul Harrison with Bluewater Civil Design, representing the owner gave a brief overview of the request. He stated that he understands the concerns from the public about traffic and that they are willing to comply with all requirements from the County and the City. He stated that the current zoning would allow 23 single family residential homes but his client feels that townhomes are a better fit for this area. He stated that the traffic from 23 single family dwellings could produce more traffic than 35 townhome units due to the types of buyers townhomes sometimes have. He stated that the developer would fully comply if a traffic study is required.

Mr. Martin stated that he is familiar with this road and travels it daily. He stated that he would prefer a traffic study be conducted. He stated the angle of entrance for the road on the downhill slope is also a substantial concern. He stated that his biggest concern is the 5 ft. setback on the eastern boundary line and that he is not in favor of that. He asked if they could maintain the 25ft. buffer around the entire property. Mr. Harrison stated that it may be a problem for one unit and asked if this is something that needs to be decided now or if there is another stage in the process that this could be decided. Ms. McCormick that the final development plan would come later for review by the Commission, however, establishing buffers, if it's important to the Commission, is something they can do now but this is not a final plan approval.

Mr. Marin stated that the southern boundary along Riverside chase is also a concern. He stated that he wants the screening to be maintained or new screening added if the current is removed. Mr. Harrison stated that they want to preserve as much as the natural buffer as possible. Mr. Harrison advised that they will do everything they can to meet the requirements by the Commission.

Ms. McCormick read the staff analysis and recommendation for RZ 2018-03 as follows:

RZ 2018-03 is a rezoning request for a parcel located on Henderson Gap Road. This property is currently vacant. The request is to rezone the property from R-15, Single-Family Residential, to DRD, Design Review District, in order to develop the property into a townhome community with 35 units.

Surrounding land uses and zoning include:

*North: R-15, Single-Family Residential: vacant
R-S, Residential Suburban (Greenville County): vacant
East: R-7.5, Single-Family Residential: single-family residences (Hammett Crossing)
South: R-7.5, Single-Family Residential: single-family residences (Riverside Chase)
West: R-15, Single-Family Residential (Greenville County): single-family residences*

Zoning/Rezoning History:

1993: Annexation and zoning to R-15, Single-Family Residential

As stated in the above section, this property is located in a Residential Land Use 3 Community. This density permitted under this community category is 4.6 or more units per acre. The proposed density is 4.4 units per acre. Therefore, the density is appropriate with the recommendations of the Comprehensive Plan. It is noteworthy that R-7.5, Single-Family Residential, zoning to the south is 5.8 units per acre. If the property owner were to develop the site with a density of R-15, Single-Family Residential, they would be permitted to construct 23 units. According to trip generation models, which is what traffic calculations are based on, 23 single-family residences would generate 230 trips per day.

The proposed 35 townhomes would generate 210. Therefore, the overall traffic count should be less with this type of development than if another single-family subdivision were developed.

As such, Staff recommends approval of this rezoning request.

STAFF RECOMMENDATION: APPROVAL

There being no other discussion, Mr. Martin made a motion to approve RZ 2018-03 with the stipulations that the development plan is adjusted to reflect the 25ft buffer and setbacks around the entire development, not including the driveway, that a traffic study be required and that any recommended modifications be implemented, and that the buffer area adjoining Riverside Chase be left in its natural state with no clearing to be done in that 25ft buffer.

Ms. McCormick called for a point of information and recommended that Mr. Martin add to his motion that the Commission would like to review the traffic study at the time the final development plan is reviewed and that the Commission would decide which recommendations they would like to implement at that point. Mr. Martin amended his motion accordingly.

Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Hopper opened a business meeting for RZ 2018-04.

Jamie McCutchen, applicant with CCAD engineering, gave a brief overview of the request and provided some history of the property. The Commission and Mr. McCutchen discussed some of the details of the property. Mr. McCutchen stated that there was a time that this property would have been a good commercial site but that is not the case anymore and unless the City is willing to step up and finish the access road and make some things happen with the property owners in that area, then this is the best current use of the property.

Bob Bennett, representative of Essex Homes, builders for the proposed development. Mr. Bennett showed the Commission some plans for proposed homes and gave details of the build of the homes.

Ms. McCormick read the staff analysis and recommendation for RZ 2018-04 as follows:

RZ 2018-04 is a rezoning request for a parcel located at 937 Abner Creek Road. This property is currently vacant. The request is to rezone the property from C-3, Commercial, to R-7.5, Single-Family Residential, in order to subdivide the property and construct a single-family subdivision.

Surrounding land uses and zoning include:

North: C-3, Commercial: vacant and I-85
East: C-3, Commercial: future SCDOT salt shed
South: Unzoned (Spartanburg County): single-family residences
West: Unzoned (Spartanburg County): single-family residences

Zoning/Rezoning History:

1995: Annexation and zoning to C-3, Commercial

As stated in the above section, this property is located in an Employment Center Community. The current zoning, C-3, Commercial, is appropriate as this location and serves as a buffer between the

interstate and the adjacent single-family residences as well as a buffer between the neighboring commercial and industrial property. The development pattern in this area is mixed with both residential and service/industrial uses and changing property to residential right next to a developing service use is not the best choice at this time.

As such, Staff recommends denial of this rezoning request.

STAFF RECOMMENDATION: DENIAL

Mr. Martin asked Ms. McCormick if there were any other R-7.5 zoning around this property. Ms. McCormick pulled up the zoning map and GIS to provide that information.

Mr. Foster asked staff why their recommendation was for denial. Ms. McCormick stated that it was because of the proximity and view to the interstate and I-1 development. She stated she understands the issues with the frontage road but has not comment on that at this time.

Mr. Lavender asked if the driveway for the home bordering the proposed entrance was a part of the property in question and if it had an easement. Jon Schweigert approached the podium and stated that Spartanburg County said that the area in question was an unused county road that they had not maintained.

After some discussion from the Commission, Mr. Montgomery made a motion to approve RZ 2018-04. Suzanne Traenkle seconded the motion. The motion carried with a vote of 4 to 3. Mr. Foster, Ms. Jones, and Mr. Martin voting in opposition.

Mr. Hopper opened a business meeting for AN 2018-01.

Tracy White, applicant with McDonald Development Company, gave a brief overview of the request.

Ms. McCormick read the staff analysis and recommendation for AN 2018-01 as follows:

AN 2018-01 is a zoning/annexation for a portion of a parcel located on Harvey Road. It is currently unzoned in Spartanburg County. The request is for I-1, Industrial, for future development of this property. 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: PD, Planned Development: Undeveloped/Service Use
East: Unzoned (Spartanburg County): Single-Family Residence
South: I-1, Industrial: Undeveloped
West: across SC-80 (GSP)*

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

After a brief discussion, Mr. Martin made a motion to approve AN 2018-01. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Hopper opened the business meeting for AN 2018-02.

Will Angelich, applicant representing South Carolina Ports Authority, was present to answer any questions for the Commission.

Ms. McCormick read the staff analysis and recommendation for AN 2018-02 as follows:

AN 2018-02 is a zoning/annexation for the remainder of the property owned by the South Carolina Ports Authority at the Greer Inland Port site. It is currently unzoned in Spartanburg County. The request is for I-1, Industrial, for future development of this property, including a new chassis yard for the Inland Port. 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: I-1, Industrial: Inland Port / Unzoned (Spartanburg County): Single-Family Residences
East: I-1, Industrial: Inland Port / Unzoned (Spartanburg County): Single-Family Residences
South: I-1, Industrial: Inland Port / Unzoned (Spartanburg County): Single-Family Residences
West: I-1, Industrial: Inland Port / 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

There being no discussion, Ms. Jones made a motion to approve AN 2018-02. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Hopper opened the business meeting for Lismore Village Ph 2 preliminary plat.

Christian Crear, applicant with Fant, Reichert, & Fogleman Inc., gave a brief overview of the request.

Ms. McCormick read the docket information of the request and stated that staff recommends approval.

There being no discussion, Mr. Foster made a motion to approve Lismore Village Ph 2 preliminary plat. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Hopper opened the business meeting for Mayfair Station aka Jones Avenue Townes preliminary plat.

The applicant was present and had nothing to add to this request.

Ms. McCormick read the docket information of the request and stated that staff recommends approval.

There being no discussion, Mr. Martin made a motion to approve Mayfair Station aka Jones Avenue Townes preliminary plat. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 1, Mr. Foster voting in opposition.

Mr. Hopper opened the business meeting for Briar Ridge aka Hood Road Subdivision preliminary plat.

The applicant was present and had nothing to add to this request.

Ms. McCormick read the docket information of the request and stated that staff recommends approval.

There being no discussion, Mr. Martin made a motion to approve Briar Ridge aka Hood Road Subdivision preliminary plat. Mr. Montgomery seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Hopper opened the business for the renaming of Ryan's Corporate Way to Walter Brashier Drive.

Ms. McCormick stated that the staff recommends the renaming of Ryan's Corporate Way to Walter Brashier Drive.

Mr. Lavender made a motion to approve the renaming of Ryan's Corporate Way to Walter Brashier Drive. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Hopper opened the business for the annexation of James Road from Brushy Creek Road to West Road from Greenville County.

Ms. McCormick stated that the staff does not have a formal recommendation for this request. She stated that the request to annex this road was made by Councilmen Arrowood and would be up to Council. She stated that the road is not in bad condition at this point, but there may be additional changes needed to upgrade the road.

Mr. Foster made a motion to annex James Road from Brushy Creek Road to West Road from Greenville County. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0.

Mr. Hopper recognized Ms. McCormick to speak. Ms. McCormick presented Mr. Foster with a gift and thanked him for his years of service. Mr. Foster stated he was resigning because he is moving out of the city and would continue to serve until his seat was filled.

VII. Executive Session

There were no items for executive session.

VIII. Adjourn

There being no other business to discuss, Mr. Martin made a motion to adjourn. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.