



**City of Greer**  
**Planning Commission Minutes**  
**June 22, 2020**

**Members Present:** John Holland, Chairman  
Walden Jones, Vice Chairman  
Judy Jones  
William Lavender  
Brian Martin  
Tom Kriese

**Member(s) Absent:** Michael Wright

**Staff Present:** Ashley Kaade, Planner  
Brandon McMahan, Planner  
Emily Williams, Planning and Zoning Assistant  
Ruthie Helms, Director of Building and Development Standards

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**I. Call to Order**

Mr. Holland called the meeting to order and read the opening remarks to begin the meeting.

**II. Minutes of the Planning Commission Meeting**

**ACTION** – Mr. Lavender made a motion to approve the minutes from the May 18, 2020 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 6 to 0.

**III. Public Forum**

Mr. Holland opened public forum for FDP 20-10. There was no one to speak at public forum.

**IV. Public Hearing**

Mr. Holland read a brief statement about conducting the public hearing section of the meeting.

**A. AN 20-84**

Mr. Holland opened the public hearing for AN 20-84

Staff gave the basic information for this request.

Mackenzie Poston, representing the applicant for the request, approached the podium and gave a brief overview of the request.

Let the record reflect, there were 6 people signed up to show opposition of the request. The following approached the podium and spoke in opposition of the request: John Weston, Kathy Thorfinnsson, Kerry Macduff, Chad Turner, Jonathan Cook, and Mr. Van Bale.

All spoke of concerns about traffic, safety, road conditions, and quality of life.

**B. RZ 20-40**

Mr. Holland opened the public hearing for RZ 20-40

Staff gave the basic information for this request.

Makenzie Poston, applicant for the request, approached the podium and gave a brief overview of the request.

**C. RZ 20-38**

Mr. Holland opened the public hearing for RZ 20-38

Staff gave the basic information for this request.

Hunter Gibson, applicant for the request, approached the podium and gave a brief overview of the request.

**D. RZ 20-39**

Mr. Holland opened the public hearing for RZ 20-39

Staff gave the basic information for this request.

Hunter Gibson, applicant for the request, approached the podium and gave a brief overview of the request.

**E. RZ 20-41**

Mr. Holland opened the public hearing for RZ 20-40

Staff gave the basic information for this request.

The applicant was absent from the meeting.

**F. RZ 20-42**

Mr. Holland opened the public hearing for RZ 20-42

Staff gave the basic information for this request.

Deanna Rogers, applicant for the request, approached the podium and gave a brief overview of the request.

Let the record reflect there were 2 people signed up to speak during the public hearing. One being the applicant, no one else approached the podium to speak in favor or opposition of the request.

## **V. New Business**

Mr. Holland read a brief statement about conducting the business

### **A. AN 20-84**

Mr. Holland opened the business meeting for AN 20-84.

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

**ACTION** – Mr. Lavender made a motion to approve AN 20-84. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

### **B. RZ 20-40**

Mr. Holland opened the business meeting for RZ 20-40.

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

**ACTION** – Mr. Martin made a motion to approve RZ 20-40. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

### **C. RZ 20-38**

Mr. Holland opened the business meeting for RZ 20-38

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

**ACTION** – Mr. Lavender made a motion to hold request until after voting on RZ 20-39 as the request are for neighboring parcels with the same applicant. Mr. Martin seconded the motion. The motion carried with a vote of 6-0. The request was held.

### **D. RZ 20-39**

Mr. Holland opened the business meeting for RZ 20-39

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

**ACTION** – Mr. Lavender made a motion to approve RZ 20-39. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**ACTION** – Mr. Lavender made a motion to reopen RZ 20-38. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed. Mr. Holland reopened RZ 20-38.

**ACTION** – Mr. Lavender made a motion to approve RZ 20-38. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

#### **E. RZ 20-41**

Mr. Holland opened the business meeting for RZ 20-41.

**ACTION** – Ms. Jones made a motion to hold RZ 20-41 due to the applicant being absent from the meeting. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The item was held until the next meeting.

#### **F. RZ 20-42**

Mr. Holland opened the business meeting for RZ 20-42

Staff presented their analysis and recommendation for approval for the request.

**ACTION** – Mr. Martin made a motion to approve RZ 20-42. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

#### **G. FDP 20-10**

Mr. Holland opened the business meeting for FDP 20-10.

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and Alex Commerce, representing the applicant, discussed the request.

**ACTION** – Mr. Lavender made a motion to approve FDP 20-10. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

## **VI. Other Business**

### **A. Planning and Zoning Report**

Staff updated the board on Training opportunities starting July 15, 2020

## **VII. Executive Session**

There was no Executive Session.

## **VIII. Adjourn**

There being no other business to discuss, Mr. Lavender made a motion to adjourn. The meeting adjourned at 8:15 PM