



City of Greer
Planning Commission Minutes
July 20, 2020

Members Present: Walden Jones, Vice Chairman
Judy Jones
Michael Wright
Brian Martin
Tom Kriese

Member(s) Absent: John Holland, Chairman
Will Lavender

Staff Present: Ashley Kaade, Planner
Brandon McMahan, Planner
Emily Williams, Planning and Zoning Assistant

I. Call to Order

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

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Martin made a motion to approve the minutes from the June 22, 2020 Planning Commission Meeting. Mr. Wright seconded the motion. The motion passed with a vote of 5 to 0.

III. Public Forum

There was no one to speak for public forum.

IV. Public Hearing

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

A. AN 20-85

Mr. Jones opened the public hearing for AN 20-085.

Staff gave the basic information for this request.

Max Geesey, applicant for the request, approached the podium and gave a brief overview of the request.

Susan Reece spoke on concerns of road conditions and increase in traffic of the area.

B. FDP 20-11

Mr. Jones opened the public hearing for FDP 20-11

Staff gave the basic information for this request.

Ron Johnson, representing the applicant for the request, approached the podium and gave a brief overview of the request.

C. RZ 20-43

Mr. Jones opened the public hearing for RZ 20-43

Staff gave the basic information for this request.

John Chisolm, applicant for the request, approached the podium and gave a brief overview of the request.

Randall Brady spoke in favor of the request. He stated that he would like to see the business come to the City of Greer and based on the surrounding area he did not think the business would add much more traffic or noise.

Sarah Shoemaker spoke on concerns of traffic and big trucks going to fast down Poplar Drive. She stated she was not opposed to the rezoning but she wanted to state her concerns for the record.

D. RZ 20-44

Mr. Jones opened the public hearing for RZ 20-44

Staff gave the basic information for this request.

Zach Roberts, applicant for the request, approached the podium and gave a brief overview of the request.

V. Old Business

Mr. Jones opened the business meeting for RZ 20-44

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

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

ACTION – Mr. Martin made a motion to approved RZ 20-44. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed

V. New Business

Mr. Jones read a brief statement about conducting the business meeting

A. AN 20-85

Mr. Jones opened the business meeting for AN 20-85

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

The Commission, staff, and the applicant discussed that road improvements would be made based on the requirements of SCDOT once a site plan was submitted.

ACTION – Mr. Wright made a motion to approve AN 20-85. Mr. Kriese seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. FDP 20-11

Mr. Jones opened the business meeting for FDP 20-11

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

The Commission, staff, and the applicant discussed the request. The applicant informed the commission of the new price range of the townhomes, that there would not be an increase in the number of townhomes built and that there would still be two parking spaces per townhome with a driveway.

ACTION – Mr. Martin made a motion to approve FDP 20-11. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

C. RZ 20-43

Mr. Jones opened the business meeting for RZ 20-43

Staff presented their analysis and recommendation for denial for the request due to future uses as a property zoned C-3.

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

ACTION – Mr. Kriese made a motion to deny RZ 20-43. Mr. Martin seconded the motion. The motion carried with a vote of 4 to 1. The motion passed.

D. RZ 20-44

Mr. Jones opened the business meeting for RZ 20-44

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 20-44. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

VI. Other Business

A. Planning and Zoning Report

Staff updated The Commission on August training opportunities.

VII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Kriese made a motion to adjourn. Mr. Wright seconded the motion. The meeting adjourned at 7:22 p.m.