



**City of Greer**  
**Planning Commission Minutes**  
**August 17, 2020**

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

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

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

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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 August 17, 2020 Planning Commission Meeting. Mr. Jones seconded the motion. The motion passed with a vote of 5 to 0. Mr. Holland abstained from the vote.

**III. Public Forum**

There was no one to speak for public forum.

**IV. Public Hearing**

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

**A. AN 20-87**

Mr. Holland opened the public hearing for AN 20-87

Staff gave the basic information for this request.

**B. AN 20-88**

Mr. Holland opened the public hearing for AN 20-88

Staff gave the basic information for this request.

Zach Roberts, representing the applicant for the request, approached the podium and gave a brief overview of the request. Mr. Roberts stated that the reason for annexation was to gain sewer access from River Reserve at Pelham. Pamela Flint signed up to speak at the public hearing. She approached the podium and asked if this annexation would affect her property that was near the parcels being annexed. Staff informed Ms. Flint that they were only annexing the mentioned parcels at this time.

**C. AN 20-89**

Mr. Holland opened the public hearing for AN 20-89

Staff gave the basic information for this request.

Zach Roberts, representing the applicant for the request, approached the podium and gave a brief overview of the request. Mr. Roberts stated that the reason for annexation was to gain sewer access from River Reserve at Pelham.

**D. RZ 20-45**

Mr. Holland opened the public hearing for RZ 20-45

Staff gave the basic information for this request.

Victor Naranjo, applicant for the request, approached the podium and gave a brief overview of the request. Mr. Naranjo stated that he previously ran his business out of the building on this parcel but would like to sell it as residential.

**E. RZ 20-46**

Mr. Holland opened the public hearing for RZ 20-46

Staff gave the basic information for this request.

Gary Baur, representing the applicant for the request, approached the podium and gave a brief overview of the request. Mr. Baur stated that his home was built as a duplex before the zoning ordinance was established in Greer and is currently a non-conforming use. He would like to make an addition to the duplexes but this would require the property be zoned R-M2.

**F. RZ 20-47**

Mr. Holland opened the public hearing for RZ 20-47

Staff gave the basic information for this request.

Joshua Tyner, applicant for the request, approached the podium and gave a brief overview of the request.

**G. RZ 20-48**

Mr. Holland opened the public hearing for RZ 20-48

Staff gave the basic information for this request.

Zach Roberts, representing the applicant for the request, approached the podium and gave a brief overview of the request. Mr. Roberts stated that the developers for River Reserve at Pelham are requesting to rezone the parcels to remove them from the neighborhood and face the future homes towards J Street to create a more uniform look in the neighborhood.

**H. LDRV 20-06**

Mr. Holland opened the public hearing for LDRV 20-06

Staff gave the basic information for this request.

Jamie McCutchen, applicant for the request, approached the podium and gave a brief overview of the request. Mr. McCutchen stated that a 7% grade was needed for safety issues to increase sight distance coming out of the neighborhood. This request was approved by the city engineer and Mr. McCutchen is working with SCDOT for approval as well.

**V. New Business**

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

**A. AN 20-87**

Mr. Holland opened the business meeting for AN 20-87

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

The Commission and staff discussed that the request.

**ACTION** – Mr. Lavender made a motion to approve AN 20-87. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**B. AN 20-88**

Mr. Holland opened the business meeting for AN 20-88

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

The Commission, staff, and the applicant discussed the request. Mr. Roberts stated that 5 homes could be built on the three parcels being annexed based on density but was unsure if they would build that many at this time. There is an exciting home on one of the lots and the developer plans to keep that home there.

**ACTION** – Mr. Martin made a motion to approve AN 20-88. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**C. AN 20-89**

Mr. Holland opened the business meeting for AN 20-89

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

**ACTION** – Mr. Martin made a motion to approve AN 20-89. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**D. RZ 20-45**

Mr. Holland opened the business meeting for RZ 20-45

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 20-45. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

**E. RZ 20-46**

Mr. Holland opened the business meeting for RZ 20-46

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 20-46. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**F. RZ 20-47**

Mr. Holland opened the business meeting for RZ 20-47

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 20-47. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**G. RZ 20-48**

Mr. Holland opened the business meeting for RZ 20-48

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

The Commission, staff, and the applicant discussed the request. Staff stated that there would be a landscape buffer between the parcels and the surrounding neighborhood, River Reserve at Pelham. The Commission questioned if the landscape would be on the parcels in question or part of the neighborhood. The staff informed them it would be in the neighborhood and maintained by the neighborhood home owner's association.

**ACTION** – Mr. Lavender made a motion to approve RZ 20-48. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

## **H. LDRV 20-06**

Mr. Holland opened the business meeting for LDRV 20-06

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 LDRV 20-06. Mr. Lavender seconded the motion.

**ACTION-** Mr. Martin rescinded his vote for further discussion.

The Commission, staff and the applicant discussed why a 7% grade was needed when exiting the neighborhood to increase the line of sight. There was also discussion of other options the developer considered, but concluded this was the best option.

**ACTION-** Mr. Martin made a motion to approve LDRV 20-06. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

## **I. PP 20-12**

Mr. Holland opened the business meeting for PP 20-12

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

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

**ACTION** – Mr. Martin made a motion to approve PP 20-12. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

## **VI. Other Business**

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

Staff gave updates on training opportunities in September.

## **VII. Executive Session**

There was no Executive Session.

## **VIII. Adjourn**

There being no other business to discuss, Mr. Martin made a motion to adjourn. The meeting adjourned at 7:26 PM