



City of Greer
Planning Commission Minutes
September 21, 2020

Members Present: John Holland, Chairman
Walden Jones, Vice Chairman
Judy Jones
William Lavender
Michael Wright
Tom Kriese

Member(s) Absent: Brian Martin

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

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. Wright seconded the motion. The motion passed with a vote of 6 to 0.

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 20-90

Mr. Holland opened the public hearing for AN 20-90

Staff gave the basic information for this request.

Curt Neimala, applicant for the request and Chris Price, engineer for the request, approached the podium and gave a brief overview of the request.

B. RZ 20-50

Mr. Holland opened the public hearing for RZ 20-50

Staff gave the basic information for this request.

Ray Kandoll, applicant for the request, approached the podium and gave a brief overview of the request. The applicant stated that the homes he was planning to put on the lot would be 1,200 square feet, 3 bedroom and 2 bathrooms and the selling point would be between \$180,000 and \$190,000. He also mentioned the various different materials he would use on the homes.

C. TXT 2020-02

Mr. Holland opened the public hearing for TXT 2020-02

Staff gave the basic information for this request.

D. FDP 20-13

Mr. Holland opened the public hearing for FDP 20-13

Staff gave the basic information for this request.

Joe Bryat, applicant for the request, approached the podium and gave a brief overview of the request.

E. FDP 20-14

Mr. Holland opened the public hearing for FDP 20-14

Staff gave the basic information for this request.

Paul Harrison, applicant for the request, approached the podium and gave a brief overview of the request. He noted that the sidewalks shown were different than what was shown on the Preliminary Plat submitted due to existing guard rails and utilities.

V. New Business

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

A. AN 20-90

Mr. Holland opened the business meeting for AN 20-90

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

The Commission and staff discussed the request. Staff informed The Commission that there would be a 20 foot conservation easement between the parcel and existing residential structures and that this project would also get the Planning Advisory Committee and Civil Review.

ACTION – Mr. Lavender made a motion to approve AN 20-90. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. RZ 20-50

Mr. Holland opened the business meeting for RZ 20-50

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

The Commission and staff discussed the request.

ACTION – Mr. Wright made a motion to approve RZ 20-50. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. TXT 2020-02

Mr. Holland opened the business meeting for TXT 2020-02

Staff presented their analysis and various options for approval including; allowing the use by right, allowing the use by special exception and not allowing the use C-2 zoning.

The Commission and staff discussed the request. The Commission expressed concern of increase in traffic with large vehicles if the use is allowed in C-2, and the potential to change the character of surrounding neighborhoods. The Commission discussed existing uses in C-2 and if they were compatible with the requested use. Staff informed The Commission on the required buffering and screening in C-2 when it is next to residential. Staff also informed The Commission on the process to receive a special exception and that the Zoning Ordinance will be updated next year.

ACTION – Mr. Lavender made a motion for the text amendment to allow HVAC repair and services in C-2 by special exception. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 1, with Mr. Kriese voting in opposition. The motion passed.

D. FDP 20-13

Mr. Holland opened the business meeting for FDP 20-13

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 FDP 20-13. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

E. FDP 20-14

Mr. Holland opened the business meeting for FDP 20-14

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

ACTION – Mr. Wright made a motion to approve FDP 20-14. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

F. PP 20-09

Mr. Holland opened the business meeting for PP 20-09

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

The Commission and staff discussed that there is one main entrance but there is an emergency access entrance on the south portion of the subdivision

ACTION – Mr. Wright made a motion to approve PP 20-09. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 1, with Mr. Lavender voting in opposition. The motion passed.

G. PP 20-13

Mr. Holland opened the business meeting for PP 20-13

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

The Commission and staff discussed safety concerns due to having only being one entrance to the subdivision. Staff informed The Commission that there is limited road frontage for a second entrance and that the plat had gone through the Planning Advisory Committee and was approved by the fire marshal with one entrance due to the size of the subdivision.

ACTION- Mr. Kriese made a motion to deny PP 20-13. There was no one to second the motion. The motion did not pass.

ACTION – Mr. Lavender made a motion to approve PP 20-13. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 1, with Mr. Kriese voting in opposition. The motion passed.

VI. Other Business

A. Planning and Zoning Report

Staff informed the board of training opportunities, the upcoming joint meeting with City Council for the draft Comprehensive Plan and volunteer appreciation lunch in December.

VII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Wright seconded the motion. The meeting adjourned at 7:27 PM.