



City of Greer
Planning Commission Minutes
October 19, 2020

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

Member(s) Absent: William Lavender
John Holland

Staff Present: Ashley Kaade, 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. Mr. Martin stated he would need to be recused from AN 20-95.

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Martin made a motion to approve the minutes from the September 21, 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 20-91

Mr. Jones opened the public hearing for AN 20-91

Staff gave the basic information for this request.

Larry Sinn, applicant for the request, approached the podium and stated he had no additional information for the request.

B. AN 20-92

Mr. Jones opened the public hearing for AN 20-92

Staff gave the basic information for this request.

Daniel Esteban, representing the applicant for the request, approached the podium and stated he had no additional information for the request.

Sara Bunner, approached the podium and spoke out against the request. She spoke on issues of increased traffic, noise, trash and light and decreased property value for the surrounding residential areas. She stated that Liberty Hill Road was too small to support an industrial business and that an industrial business in this area would be detrimental the surroundings and make it less desirable.

C. AN 20-93

Mr. Jones opened the public hearing for AN 20-93

Staff gave the basic information for this request.

D. AN 20-94

Mr. Jones opened the public hearing for AN 20-94

Staff gave the basic information for this request.

E. AN 20-95

Mr. Jones opened the public hearing for AN 20-95

Mr. Martin recused himself from the hearing.

Staff gave the basic information for this request.

F. FDP 20-16

Mr. Jones opened the public hearing for FDP 20-16

Staff gave the basic information for this request.

V. New Business

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

A. AN 20-91

Mr. Jones opened the business meeting for AN 20-91

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

The Commission, staff, and the applicant discussed the request. The Commission asked Mr. Sinn if he would be opening a new business or if he was planning to make renovations to the existing building and he stated he was not.

ACTION – Mr. Wright made a motion to approve AN 20-91. Mr. Martin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. AN 20-92

Mr. Jones opened the business meeting for AN 20-92

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

The Commission asked staff about the location of the parcels requesting to annex.

ACTION – Mr. Martin made a motion to approve AN 20-92. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

C. AN 20-93

Mr. Jones opened the business meeting for AN 20-93

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

The Commission, staff and the applicant discussed the request. Daniel Esteban, representing applicant, stated that there were no development plans for the project yet.

ACTION – Mr. Martin made a motion to approve AN 20-93. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

D. AN 20-94

Mr. Jones opened the business meeting for AN 20-94

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

ACTION – Mr. Martin made a motion to approve AN 20-94. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

E. AN 20-95

Mr. Jones opened the business meeting for AN 20-95

Mr. Martin recused himself the hearing.

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

ACTION – Mr. Wright made a motion to approve AN 20-95. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

F. FDP 20-16

Mr. Jones opened the business meeting for FDP 20-16

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

ACTION – Mr. Kriese made a motion to approve FDP 20-16. Mr. Martin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

G. PP 20-11

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

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

The Commission, staff, Justin Horn, and Evelyn Angelletti, representing the applicant, discussed the request. Mr. Horn stated that all open space would be left undeveloped and answered the Commission's questions about easements on the plat. He stated the detention pond is not included in the open space but the area around the detention pond is. Ashley Kaade read the definition of developable acreage and the requirements for developable and undevelopable open space in a cluster development for the Commission. The Commission had questions about the buffers, sidewalks and landscape easements shown on the plat and pointed out that lots 1-3 do not meet the required setbacks or buffers. Mr. Martin questioned whether a portion of the land shown on the plat was annexed into the City of Greer because it was not shown that way on the GIS map. After reviewing the original annexation survey and legal description staff stated that it was a part of the City of Greer and that was simply a mapping error. Mr. Martin expressed concern about the preliminary plat meeting the development requirements for a cluster development as stated in the LDR and Zoning Ordinance. He stated the open space used on the plat could not be used for recreation, as the intent of a cluster development states, and therefore would need more meaningful open space.

ACTION – Mr. Kriese made a motion to table PP 20-11. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

H. PP 20-14

Mr. Jones opened the business meeting for PP 20-14

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

The Commission, staff, and the applicant discussed the request. Staff informed the Commission that the plat has gone to the Planning Advisory Committee already and that it would still need to go to Civil Review before the building process can begin.

ACTION – Mr. Martin made a motion to approve PP 20-14. 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 reminded the Commission of training opportunities and the upcoming joint meeting with City Council for the Comprehensive Plan Workshop on October 27th.

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 7:55 pm.