



City of Greer
Planning Commission Minutes
November 23, 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
Daniel Hughes, City Attorney

I. Call to Order

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

II. Executive Session

ACTION – Mr. Lavender made a motion to enter into Executive Session to discuss a legal matter pertaining to the Land Development Regulations; as allowed by State Statute Section 30-4-70(a)(2). Mr. Jones seconded the motion. The motion passed with a vote of 6 to 0.

ACTION – Mr. Lavender made a motion to exit Executive Session. Mr. Jones seconded the motion. The motion passed with a vote of 6 to 0.

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Martin made a motion to approve the minutes from the October 19, 2020 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 5 to 0. Mr. Holland abstained from the vote because he was not in attendance for the October 19, 2020 meeting.

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 20-96

Mr. Holland opened the public hearing for AN 20-96

Staff gave the basic information for this request.

Kevin Duncan, applicant for the request, approached the podium and gave a brief overview of the request. He stated he would like for his home to be annexed into the city because of emergency response time, trash pickup, insurance cost, and recreational sports for his children.

B. AN 20-98

Mr. Holland opened the public hearing for AN 20-98

Staff gave the basic information for this request.

Chip Fogleman, representing the applicant for the request, approached the podium and gave a brief overview of the request.

C. RZ 20-51

Mr. Holland opened the public hearing for RZ 20-51

Staff gave the basic information for this request.

Scott Gillespe, applicant for the request, approached the podium and gave a brief overview of the request. He stated he planned to keep as many trees as possible on the property to conserve vegetation.

D. RZ 20-52

Mr. Holland opened the public hearing for RZ 20-52

Staff gave the basic information for this request.

Nathan Coponen, applicant for the request, approached the podium and gave a brief overview of the request. He stated he would be doing a studio apartment upstairs and downstairs in the building.

E. RZ 20-53

Mr. Holland opened the public hearing for RZ 20-53

Staff gave the basic information for this request.

Chip Fogleman, applicant for the request, approached the podium and gave a brief overview of the request.

F. FDP 20-18

Mr. Holland opened the public hearing for FDP 20-18

Staff gave the basic information for this request.

Kavita Borsum, applicant for the request, approached the podium and gave a brief overview of the request.

G. MISC 20-06

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

Staff gave the basic information for this request.

IV. Old Business

A. PP 20-11

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

ACTION – Mr. Kriese made a motion to remove PP 20-11 from the table. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed

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

The Commission, staff, and representatives of the applicant, discussed the request. Jacob Lyons, representing the applicant, stated that all the concerns had been addressed. Mr. Martin asked Mr. Lyons if the open space had been changed and he stated that it had not been changed from the last plat.

ACTION – Mr. Martin made a motion to deny PP 20-11. There was no second, the motion failed.

ACTION – Mr. Martin made a motion to deny PP 20-11 and enter into discussion. Mr. Kriese seconded the motion.

Mr. Martin stated that there were many concerns from the public regarding this project including, increased congestion and traffic to the area, the lack of green space, displacement of wildlife and overcrowding of schools. He stated that it is the Planning Commission's job to review the appropriateness, location and dimensions of the open space and that buffers not to be included as the open space because they are not usable and will not be conserved. He stated this plat was not appropriate because it does not meet the standards for required open space and that the area was already overcrowded. He stated that the Planning Commission needed to find balance between the concerns from the resident's they serve and the land owner's request. Mr. Lavender stated that it is the Planning Commission's duty to serve and represent the people in their districts and the city, but ultimately they have a duty to uphold what the Zoning Ordinance and the Land Development Regulations say, and it appears, this plat does meet the requirements from the Land Development Regulations.

The motion carried with a vote of 4 to 2. The motion passed

After further discussion, Mr. Jones retracted his vote because he misunderstood what he was voting on. There was a revote due to the misunderstanding.

The motion carried with a vote of 3 to 3. The motion failed.

ACTION – Mr. Lavender made a motion to approve PP 20-11. Mr. Jones seconded the motion. The motion carried with a vote of 3 to 3. The motion failed.

The applicant was informed they would need to resubmit for the January Planning Commission Meeting.

VI. New Business

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

A. AN 20-96

Mr. Holland opened the business meeting for AN 20-96

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

ACTION – Mr. Jones made a motion to approve AN 20-96. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. AN 20-98

Mr. Holland opened the business meeting for AN 20-98

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

ACTION – Mr. Martin made a motion to approve AN 20-98. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. RZ 20-51

Mr. Holland opened the business meeting for RZ 20-51

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

The Commission, the applicant and staff discussed the request. Mr. Martin noted there was an existing residential subdivision north of the parcels requesting to be rezoned. There is a variance to connect the sidewalks to part of the parcel, however the 9 acres that received the variance is not a part of the portion being rezoned. Mr. Martin suggested a vegetation easement around the borders because Mr. Gillespe was planning on keeping the trees there anyways. Paul Harrison, engineer for the project, stated that he did not put that in the Statement of Intent originally because he did not know how much of the existing vegetation he would be able to leave undisturbed due to topographical challenges of the land. Mr. Martin requested the Statement of Intent be updated to include conservation along the creek in the back of the property.

ACTION – Mr. Lavender made a motion to approve RZ 20-51. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. RZ 20-52

Mr. Holland opened the business meeting for RZ 20-52

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

The Commission, and staff discussed the request. The applicant will use the existing building for the duplex. The parcel will be considered legal non-conforming if rezoned because it does not meet setbacks, and because of this there can be no additions or major remodeling done to the building.

ACTION – Mr. Jones made a motion to approve RZ 20-52. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

E. RZ 20-53

Mr. Holland opened the business meeting for RZ 20-53

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

The Commission, staff, and the applicant discussed the request. Mr. Martin asked the staff how the rezoning would change the setbacks due to the existing residential neighborhood behind the parcel. The staff informed him that rear setbacks are 25 feet and that buffering with screening would be required.

ACTION – Mr. Lavender made a motion to approve RZ 20-53. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

F. FDP 20-18

Mr. Holland opened the business meeting for FDP 20-18

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

ACTION – Mr. Martin made a motion to approve FDP 20-18. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

G. MISC 20-06

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

Staff presented their analysis for the request.

The Commission, and staff discussed the request.

ACTION –Mr. Kriese made a motion to approve MISC 20-06. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

H. 2021 Calendar

Mr. Holland opened the business meeting for the proposed 2021 calendar dates.

Staff presented their analysis for the request.

The Commission, and staff discussed the request.

ACTION – Mr. Lavender made a motion to approve the 2021 Calendar. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Other Business

A. Planning and Zoning Report

Staff reminded the Commission of the Boards and Commission appreciation luncheon.

VIII. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. The meeting adjourned at 8:05 pm.