



**City of Greer**  
**Planning Commission Minutes**  
**January 25, 2021**

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

**Staff Present:** Ashley Kaade, Planner  
Brandon McMahan, Planner  
Daniel Hughes, City Attorney

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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 November 23, 2020 Planning Commission Meeting. Mr. Jones seconded the motion. The motion passed with a vote of 7 to 0.

**III. Election of Officers**

**ACTION** – Mr. Lavender made a motion to nominate Mr. Holland as Chair. Mr. Martin seconded the motion. The motion passed with a vote of 7 to 0.

**ACTION** – Mr. Lavender made a motion to nominate Mr. Jones as Vice-Chair. Ms. Jones seconded the motion. The motion passed with a vote of 7 to 0.

**IV. Public Forum**

**A. PP 21-01**

Ms. Darlene Dawkins, property owner, spoke in favor of PP 21-01. She spoke about prior cooperation with the City related to granting easements for other subdivisions. She also pointed out that they had agreed with a lesser zone of R-15 and stated that she likes the layout and design of the subdivision. Her sister, Betty Miller, agreed.

Ms. Evelyn Angeletti, attorney for the developer, spoke in favor of PP 21-01. She discussed the work over the last two years to adjust the layout and meet cluster development requirements. She provided an update on the changes to this plat from the version the Commission saw in November; she said lots had been shifted to allow more open area around the pond and provided updated open space acreage.

## **V. Public Hearing**

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

### **A. AN 20-99**

Mr. Holland opened the public hearing for AN 20-99.

Staff gave the basic information for this request.

### **B. AN 20-101**

Mr. Holland opened the public hearing for AN 20-101.

Staff presented the basic information for this request.

### **C. RZ 20-54**

Mr. Holland opened the public hearing for RZ 20-54.

Staff gave the basic information for this request.

Ms. Candra Foggie spoke in favor of the request. She stated that she felt that it would be an asset in an up and coming neighborhood.

### **D. RZ 20-55**

Mr. Holland opened the public hearing for RZ 20-55.

Staff presented the basic information for this request.

Ms. Karen Segers spoke against the request. She cited traffic, particularly on Carolina Ave. and Ford St. as the main concern for her concern. She also stated that she has lived in Greer for 17 years and likes the single-family homes.

Mr. Barron Saxon spoke against the project. He discussed concerns regarding traffic with the church, school, Garfield's and Clock restaurant.

Ms. Kim Doby spoke against the request. She reiterated the concerns about cut-through traffic as well as speeding in the peaceful community.

### **E. RZ 20-56**

Mr. Holland opened the public hearing for RZ 20-56.

Staff gave the basic information for this request.

**F. RZ 20-57**

Mr. Holland opened the public hearing for RZ 20-57.

Staff presented the basic information for this request.

**G. RZ 20-59**

Mr. Holland opened the public hearing for RZ 20-59.

Staff gave the basic information for this request.

**H. RZ 20-60**

Mr. Holland opened the public hearing for RZ 20-60.

Staff gave the basic information for this request.

Mr. Raymond Gibbs, property owner, spoke in favor of the project. He stated that it is family property and they look forward to building a new family home and update the older one on adjacent property.

**I. RZ 20-61**

Mr. Holland opened the public hearing for RZ 20-61.

Staff gave the basic information for this request.

**VI. New Business**

**A. PP 21-01**

Mr. Holland opened the business meeting for PP21-01.

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

Mr. Martin noted that he had questions for the applicant, particularly regarding the open space calculations listed on the survey. He and the surveyor discussed various areas designated as open space on the plat. Mr. Martin wanted to confirm that the number of lots remains the same, that lot sizes have been reduced; the surveyor confirmed. Mr. Martin also asked for clarification about previous labels of buffer easements. The surveyor noted that there was miscommunication and buffer easements are not required. Mr. McMahan noted that the 25 feet requirement is a building setback not buffer easement; there is a buffer required along the roadway. Mr. Martin asked about the sewer easement behind certain lots. He asked whether there would be provisions to identify open space adjacent to rear property lines. The developer has not addressed this. Mr. McMahan and Ms. Kaade clarified that this is not a requirement.

Mr. Jones noted that the applicant had more than enough open space per ordinance requirements. Mr. Martin responded that the Commission's role is to make sure the open space is meaningful. He applauded moving open space from the entrance to surrounding the pond; however restated that the intent was not to protect open space, it was to maximize number of lots. Mr. Martin

reiterated that a subdivision of this size and design does not fit in with the surrounding areas and the open space is not meaningful. Mr. Martin also disagreed with staff interpretation that the requirement is a buffer and not building line. He noted he is not opposed to this property being developed, he just did not want to see it as a cluster.

Mr. Kriese noted that he agreed with Mr. Martin and he discussed the impacts in eight to ten years or longer.

Mr. Martin again noted his concerns with the calculations listed on the plat. Mr. McMahan noted that the Commission could make a motion with a condition to verify open space calculations. Mr. Lavender asked that they clarify each area of open space with different hatching and then provide a detailed legend. Mr. Kriese noted that he disagreed and thought they should bring it back. Mr. Lavender noted that this is a preliminary plat and any discrepancies will be fixed prior to final plat approval.

Mr. Jones stated that he believes this property is due for a cluster development based on right-of-way, pond, wetlands, etc. Mr. Martin disagreed and stated that there should be fewer lots. Mr. Lavender discussed the site and said that from a development standpoint, this is an applicable use of cluster development and they are well above the required open space.

**ACTION** – Mr. Martin made a motion to deny PP 21-01. Mr. Kriese seconded the motion. The motion failed with a vote of 5-2.

**ACTION** – Mr. Lavender made a motion to approve PP 21-01 with the caveat that the applicant would send an updated plat with accurate and clarified open space calculations. Ms. Jones seconded the motion. The motion carried with a vote of 6-1. The motion passed.

**B. AN 20-99**

Mr. Holland opened the business meeting for AN 20-99.

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

**ACTION** – Mr. Lavender made a motion to approve AN 20-99. Mr. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

**C. AN 20-101**

Mr. Holland opened the business meeting for AN 20-101.

Staff presented their analysis and recommendation for approval for the request with the condition that the applicant would install an acceleration and deceleration lane at entrance as well as any other recommended improvements from the traffic study.

Mr. Josiah Potts, applicant, noted that the traffic study was underway.

**ACTION** – Mr. Martin made a motion to hold the request until the Commission heard RZ-57 as the cases are related and he had questions. Mr. Kriese seconded the motion. The motion carried 7-0. The motion passed.

Following discussion and a vote on RZ 20-57, the Commission revisited AN 20-101.

**ACTION** – Mr. Martin made a motion to recommend an R-15 zoning if Council were to annex the property. Mr. Kriese seconded the motion. The motion carried 4-3. The motion passed.

Staff noted that this project would not move forward to Council until the traffic study had been reviewed and that it would likely be the second meeting in March.

**D. RZ 20-57**

Mr. Holland opened the business meeting for RZ 20-57.

Staff presented their analysis and recommendation for approval for the request with the condition that the applicant would install an acceleration and deceleration lane at entrance as well as any other recommended improvements from the traffic study.

Mr. Martin inquired about notification requirements and staff responded. Mr. Holland asked about emergency egress.

Mr. Martin asked about units in adjacent developments underway. Mr. Martin noted concerns with traffic at previous projects in the area. He noted that he felt the project was over-sized. He expressed concerns about the traffic study during a pandemic. Mr. McMahan noted that they had to account for the traffic. Mr. Martin raised concerns about existing residents and impacts of traffic.

Mr. Kriese shared concerns with traffic and transportation concerns, particularly related to ingress/egress related to emergency management and school buses. Mr. McMahan noted that the Fire Marshal reviewed the project and did not require secondary access due to limited frontage.

The applicant, Christian Balsiger, approached the podium to address Commission concerns. Mr. Holland asked about parking. Mr. McMahan clarified that they will have two parking spaces, one in the garage and one in the driveway. Ms. Jones asked how many guest spaces there were. Mr. John Doron with Doron Engineering, answered that there are 26 guest spaces.

Mr. Wright asked about number of bedrooms. Mr. McMahan and applicant noted that there isn't a builder at this time; however there is a square footage of 1,400 square feet. Ms. Kaade clarified that both the rezoning and annexation are tied to the site plan and Statement of Intent.

Mr. Wright noted his concerns were related to parking and not the density. Mr. Jones asked about parcel width. Mr. Doron reiterated that they do not have a builder at this time.

Mr. Holland requested clarification on which parcels or portions of parcels were part of the request.

Mr. Wright expressed his concern around compatibility with surrounding large lot single-family detached neighborhoods; though noted the creek helped insulate. He reiterated his concerns with the length of the roadway and on-street parking.

**ACTION** – Mr. Martin made a motion to deny RZ 20-57. Ms. Jones seconded the motion. The motion carried with a vote of 4-3. The motion to deny the rezoning was passed.

**E. RZ 20-54**

Mr. Holland opened the business meeting for RZ 20-54.

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

The Commission, staff, and the applicant discussed the request. The intended use is a hair salon.

**ACTION** – Mr. Jones made a motion to approve RZ 20-54. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

**F. RZ 20-55**

Mr. Holland opened the business meeting for RZ 20-55.

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

Mr. Holland asked about the parking along Ford St. Mr. McMahan responded that it is five parallel parking spaces inset onto the property.

Mr. Jones asked if there were garages. Mr. Chris Hill, applicant and builder, noted that there was a first floor garage and noted that they are targeting the ‘missing middle’ with a smaller product. Mr. Kriese asked if the houses would include elevators for accessibility. The applicant responded that it would not.

Ms. Jones asked the size and the applicant responded. Mr. Holland asked about price point and the applicant did not have an estimate at this time.

**ACTION** – Mr. Kriese made a motion to approve RZ 20-55. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 2. The motion passed.

**G. RZ 20-56**

Mr. Holland opened the business meeting for RZ 20-56.

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

**ACTION** – Mr. Lavender made a motion to approve RZ 20-56. Mr. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

**H. RZ 20-59**

Mr. Holland opened the business meeting for RZ 20-59.

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

Representatives of the applicant, Greenville Redevelopment Authority, included Mr. John Castille and Ms. Imma Nwobodu.

Mr. Jones asked about the spur roadway by the playground and staff noted that it was for fire turnaround. Ms. Jones asked about garages and the applicant stated the plan was for a one-car garage. They also discussed potential for guest spaces pending final size of stormwater pond.

Several Commissioners had questions about size, number of stories and number of bedrooms. Mr. Jones asked about the intersection of Moss and Fairview. Staff responded that they would not have additional access.

The applicants noted that the homes would be mixed-income affordable housing aimed at low-moderate income families and they had worked with the Sunnyside community.

Several Commission members discussed that it was a good fit for the neighborhood.

**ACTION** – Mr. Wright made a motion to approve RZ 20-59. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

## **I. RZ 20-60**

Mr. Holland opened the business meeting for RZ 20-60.

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

Mr. Holland questioned why this area is zoned commercial while existing use is residential. Staff noted that zoning goes back to 1979.

**ACTION** – Mr. Wright made a motion to approve RZ 20-60. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

## **J. RZ 20-61**

Mr. Holland noted that Mr. Lavender had recused himself and opened the business meeting for RZ 20-60.

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

The applicant noted he wanted to split the lot and would be building a spec house to the right of existing home.

**ACTION** – Mr. Kriese made a motion to approve RZ 20-61. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed. Mr. Lavender recused himself.

## **VII. Other Business**

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

Staff discussed future training opportunities.

## **VIII. Adjourn**

There being no other business to discuss, Mr. Holland made a motion to adjourn. Ms. Jones seconded the motion. The meeting was adjourned at 8:36 pm.