



**City of Greer**  
**Planning Commission Minutes**  
**February 15, 2021**

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

**Members Absent:** Brian Martin

**Staff Present:** Ashley Kaade, Planner  
Brandon McMahan, Planner

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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. Wright made a motion to approve the minutes from the January 25, 2021 Planning Commission Meeting. Mr. Jones seconded the motion. The motion passed with a vote of 6 to 0.

**III. Public Hearing**

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

**A. AN 21-01**

Mr. Holland opened the public hearing for AN 21-01.

Staff gave the basic information for this request.

William Gollither of 1658 Gibbs Shoals Rd spoke in opposition based on building activity and rubbish that is being left on the property.

The applicant spoke to the concerns of Mr. Gollither and stated they are planning to build a single family residence and a pole barn on the property.

**B. RZ 21-01**

Mr. Holland opened the public hearing for RZ 21-01.

Staff presented the basic information for this request and let the commission know that the applicant was running late due to weather issues.

No one spoke in favor or opposition during the public hearing.

**C. FDP 21-02**

Mr. Holland opened the public hearing for FDP 21-02.

Staff gave the basic information for this request.

Mr. John Weston of 302 Becky Gibson Rd spoke in opposition of the request. His concerns were with the traffic that would be associated with this development.

**D. MISC 21-01**

Mr. Holland opened the public hearing for MISC 21-01.

Staff presented the basic information for this request.

No one spoke in favor or opposition during the public hearing.

**VI. New Business**

**A. AN 21-01**

Mr. Holland opened the business meeting for AN 21-01.

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

Mr. Lavender asked if utilities were currently available at this site and staff informed him that utilities will more than likely be accessed through the Blaize Ridge Subdivision.

Mr. Jones asked if the pole building that was currently being built onsite would require a building permit from the city. Staff informed Mr. Jones that a permit would be required if the structure is not completed prior to second reading.

**ACTION** – Ms. Jones made a motion to approve AN 21-01. Mr. Wright seconded the motion. The motion carried with a vote of 6-0. The motion passed.

**B. RZ 21-01**

Mr. Holland opened the business meeting for RZ 21-01.

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

**ACTION** – Mr. Lavender made a motion to table and move the item to the end of the agenda to allow the applicant time to make it to the meeting. Ms. Jones seconded the motion. The motion carried with a vote of 6-0. The motion passed.

**C. FDP 21-02**

Mr. Holland opened the business meeting for FDP 21-02.

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

Mr. Jones asked about DOT involvement in the review since some of the recommendations for infrastructure improvements required additional studies. Staff informed Mr. Jones that SCDOT is still working with the developer to determine what improvements will be required at certain intersection through a warrant study. Mr. Holland asked when improvements would be completed in relation to the buildout of the site. Staff informed the commission the timeline for the installation will be determined by SCDOT.

**ACTION** – Mr. Wright made a motion to approve FDP 21-02. Mr. Jones seconded the motion. The motion carried with a vote of 6-0. The motion passed.

**D. MISC 21-01**

Mr. Holland opened the business meeting for MISC 21-01.

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

Ms. Jones relayed concerns that allowing smaller lots sizes would increase traffic in areas that are already at capacity.

**ACTION** – Mr. Kriese made a motion to approve MISC 21-01. Mr. Wright seconded the motion. The motion carried with a vote to 5-1. The motion passed.

**E. RZ 21-01**

**ACTION** - Mr. Lavender made a motion to remove RZ 21-01 from the table. Ms. Jones seconded the motion. The motion carried with a vote 6-0.

Mr. Holland opened the business meeting for RZ 21-01.

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

**ACTION** – Mr. Lavender made a motion to approve RZ 21-01. Mr. Jones seconded the motion. The motion carried with a vote of 6-0. The motion passed

**VII. Other Business**

**A. Planning and Zoning Report**

Staff discussed future training opportunities and the Unified Development Ordinance.

**VIII. Adjourn**

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Wright seconded the motion. The meeting was adjourned at 7:31 pm.