



City of Greer
Planning Commission Minutes
March 15, 2021

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

Members Absent:

Staff Present: Ashley Kaade, Planner
Brandon McMahan, Planner
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. Minutes of the Planning Commission Meeting

ACTION – Mr. Jones made a motion to approve the minutes from the February 15, 2021 Planning Commission Meeting. Mr. Lavender seconded the motion. The motion passed with a vote of 6 to 0, with Mr. Martin abstaining.

III. Public Forum

A. PP21-02

Mr. Josiah Pott, the developer went over the preliminary plat and the concerns that were brought up at the February Planning Commission with parking and traffic issues. Mr. Potts informed the commission that homes will consist of a minimum of a two car garage with the ability to park two additional cars in the driveway. In regards to traffic concerns, Mr. Potts informed the commission that the TIA recommend a left turn lane on to Henderson Gap Rd from Hammett Bridge Rd.

IV. Public Hearing

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

A. AN 21-02

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

Staff gave the basic information for this request.

Joe Price of 3195 E. Gap Creek Rd spoke in opposition of the request. He cited traffic concerns, particularly on E. Gap Creek Rd with speeders and wrecks. Mr. Price also had concerns with potential access point on Hwy 14.

Jillian Ferrell of 3111 E. Gap Creek Rd spoke in opposition of the request. She cited concerns with one of the proposed access points and how that would affect her at night time as cars left the proposed subdivision with headlights shining into her house. She also stated concerns for traffic and how it would affect her property value.

Ted Bruce of 3140 N. Hwy 14 spoke in opposition of the request. He cited similar traffic concerns and issues with the bridge in front of Lake View Steakhouse.

Paul Wright of 3169 N. Hwy 14 spoke in opposition of the request. He cited concerns with the growth in the area, traffic and potential crime that comes with growth as he stated.

Brian Jones of 3150 N. Hwy 14 spoke in opposition of the request. He cited traffic concerns particularly at the intersection of Hwy 14 and Country Club Rd. He also had concern with the environmental impact for wildlife and stromwater control with surrounding development and lake levels.

Brian Mosteller of 3189 N. Hwy 14 spoke in opposition of the request. He cited similar concerns with traffic and the lack of stop light as you head pass Taylor Rd towards Skyland Elementary School. He also echoed concerns for the wetlands and asked if sewer was going to be provided through a pump station and how public safety would handle the increase in potential service request.

Mr. Josiah Potts the developer for the project informed that commission that a TIA was underway and will be completed on March 24th and any recommendation for improvements will be completed. Informed the Commission that there will be a left turn lane into the subdivision and the eastern entrance will potentially be a right in and right out. He spoke of other improvements that are going to be required as part of the Brookside Farm development.

B. RZ 21-02

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

Staff presented the basic information for this request.

Brian James of 3150 N. Hwy 14 spoke in opposition of the request. He cited traffic concerns at Hwy 14 and County Club Rd. The Chair informed Mr. James that this was a request to rezoned property located in the Sunnyside community, Mr. James said he was speaking on the wrong item and sat back down.

C. FDP 21-03

Mr. Holland opened the public hearing for FDP 21-03.

Staff gave the basic information for this request.

Brian James of 3150 N. Hwy 14 spoke in opposition of the request. He cited traffic concerns at Hwy 14 and County Club Rd and stated no new developments should be approved until Hwy 14 was a 4 lane road.

Lexi Chickoree with Bluewater Civil Design informed the commission that there was a reduction in the number of lots from when it was originally proposed to them at the rezoning, the reduction was 30 lots with the development now have a total of 113 lots. She also informed the commission that a TIA was conducted and not recommendations for mitigation were recommended based on a 12% increase. The study has brought to SCDOT attention they may need to look at potential improvements at the intersection of Hwy 14 and Country Club but are not warranted at this time.

VI. New Business

A. AN 21-02

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

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

Mr. Jones asked for clarification on the density per acre and asked about the potential signals are a part of the warrant study for Brookside Farms.

Mr. Holland asked about required improvements towards Hwy 14 and Jug Factory, staff informed the commission that this intersection was a part of the study for Brookside Farms and SCDOT will require some improvements but staff was not sure of the extent of the improvements.

Mr. Jones asked for clarification of the green line shown on the plan. Staff informed the commission that the green line was for a future trail system that would connect to Country Club Park.

Mr. Holland asked if it was correct that Blue Ridge Water was going to service the development. Staff informed the commission that the area was in Blue Ridge Water district that they have first rights to service the area.

Mr. Jones asked about public safety issues that were brought up during the Public Hearing and if there were future substations being looked at based off the number of houses being developed in the area. Staff informed the commission that Police and Fire were involved with the city's Annexation Planning Committee (APC) and brought up no concerns.

Mr. Lavender asked if Lake Cunningham was invited to the PAC meetings, staff informed the commission that they were invited to the PAC meeting.

Mr. Lavender asked for clarification on a warrant study could require a traffic circle, staff informed that as part of the study that a traffic circle was a part of the potential improvements.

Mr. Jones asked what intersection were being studied as part of this development, staff informed the commission that SCDOT set the scope of the study and which intersection will be required.

Mr. Holland asked Mr. Potts to step back up to the podium to answer the questions about the traffic study and which intersection were being looked. Mr. Potts stated that he was not aware of which intersection were being required but they would make the required improvements if the study made recommendation for improvements.

Mr. Wright asked about the makeup of the development and Mr. Potts informed the commission that a builder hasn't been picked at this time but they suspect that the units will range from 2,500 sqft to 3,500 sqft with the townhomes being 3 bedrooms and single family detached being 3 to 4 bedrooms with a potential bonus room and lot sizes around 55 feet in width. Mr. Potts also informed the commission that there will be an access through townhomes section to the school property.

Mr. Jones asked Mr. Potts if an environmental impact study was going to be required. Mr. Potts informed the commission that a Phase I would be required and if a Phase II was recommended it would be completed. Mr. Potts also informed of potential sewer connection points for the development.

ACTION – Mr. Wright made a motion to approve AN 21-02. Mr. Holland seconded the motion. The motion carried with a vote of 4-3 The motion passed.

B. RZ 21-02

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

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

Mr. Wright asked the applicant what type of duplex is being built on the adjacent lot. The applicant informed the commission that the duplex being built was a two story product with about 1,100 sqft per unit with vinyl made up of two materials.

ACTION – Mr. Lavender made a motion to approve RZ 21-02. MR. Jones seconded the motion. The motion carried with a vote of 7-0. The motion passed.

C. FDP 21-03

Mr. Holland opened the business meeting for FDP 21-03.

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

Mr. Jones asked about the recommend improvements from the TIA, the applicant informed the commission that the study did not show any improvements being required but that SCDOT was looking at the intersection of Hwy 14 and Country Club for future potential turn lanes.

Mr. Wright asked why there are hammerheads instead of cul-de-sac turn around, the applicant informed the commission that they typically do hammerheads in townhome communities. The applicant also informed the commission that there was additional parking throughout the site.

Mr. Holland asked the applicant about the trail system that was proposed and not showing on the plan. The applicant informed the commission that she was not sure about the trail system. Staff

informed the commission that the intent is to allow for the access if the city is able to create a trail system that could potentially connect to the golf course.

Mr. Lavender asked the applicant if they have a builder, the application informed the commission that she was not sure if they had a builder at this time.

ACTION – Mr. Wright made a motion to approve FDP 21-03. Mr. Jones seconded the motion. The motion carried with a vote of 6-1, with Mr. Martin voting in opposition. The motion passed.

D. PP 21-02

Mr. Holland opened the business meeting for PP21-02.

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

Mr. Holland asked if this had been to PAC and if the Fire Marshall was good with the layout. Staff informed the commission that this did go to PAC and the Fire Marshall is fine with the layout.

Mr. Lavender asked about the hammerhead turn around verse the cul-de-sac turn around, wanted to know if was because of the reduced right of way. Staff informed the commission that our code does not require a cul-de-sac and hammerheads are allowed by fire code.

Mr. Wright asked if there was a Duke Power Right of Way, staff informed the commission that there was a Duke Power Right of Way on the North Western part of the property.

Mr. Jones asked what were the improvements that were required as part of the development. Staff informed the commission that there will be restriping at the intersection of Hammett Bridge Rd and Henderson Gap Rd to install a left turn lane off of Hammett Bridge Rd onto Henderson Gap Rd.

ACTION – Ms. Jones made a motion to approve PP21-02. Mr. Holland seconded the motion. The motion carried with a vote to 6-1, with Mr. Martin voting in opposition. The motion passed.

VII. Other Business

A. Planning and Zoning Report

Staff discussed future training opportunities.

VIII. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Jones seconded the motion. The meeting was adjourned at 7:51 pm.