



City of Greer
Planning Commission Minutes
April 19, 2021

Members Present: John Holland, Chairman
Walden Jones, Vice Chairman
Judy Jones
John Kriese

Member(s) Absent: Brian Martin
William Lavender
Michael Wright

Staff Present: Ashley Kaade, Planner
Brandon McMahan, Planner
Madison Workman, Planning and Zoning Assistant

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 March 15, 2021 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 4 to 0.

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. MISC 21-02

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

Staff gave the basic information for this request.

B. AN 21-04

Mr. Holland opened the public hearing for AN 21-04

Staff gave the basic information for this request.

Brent Jones, applicant for the request, approached the podium and gave a brief overview of the request.

Kenneth Ponder spoke in opposition to the request over concerns on light pollution, noise, and increased traffic. Mr. Ponder provided the commission with a signed petition to use when considering request.

C. AN 21-08

Mr. Holland opened the public hearing for AN 21-08

Staff gave the basic information for this request.

Brent Jones, applicant for the request, approached the podium and gave a brief overview of the request.

Kenneth Ponder spoke in opposition to the request over concerns on light pollution, noise, and increased traffic.

D. RZ 21-07

Mr. Holland opened the public hearing for RZ 21-07

Staff gave the basic information for this request.

Bruce Davidson, applicant for the request, approached the podium and gave a brief overview of the request.

E. AN 21-05

Mr. Holland opened the public hearing for AN 21-05

Staff gave the basic information for this request.

F. AN 21-06

Mr. Holland opened the public hearing for AN 21-06

Staff gave the basic information for this request.

Applicant was not present.

G. AN 21-07

Mr. Holland opened the public hearing for AN 21-07

Staff gave the basic information for this request.

H. RZ 21-03

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

Staff gave the basic information for this request.

Brent Jones, applicant for the request, approached the podium and gave a brief overview of the request.

I. RZ 21-04

Mr. Holland opened the public hearing for RZ 21-04

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.

J. RZ 21-05

Mr. Holland opened the public hearing for RZ 21-05

Staff gave the basic information for this request.

Maryann Morelli, applicant for the request, approached the podium and gave a brief overview of the request.

K. RZ 21-06

Mr. Holland opened the public hearing for RZ 21-06

Staff gave the basic information for this request.

Applicant was not present.

L. FDP 21-05

Mr. Holland opened the public hearing for FDP 21-05

Staff gave the basic information for this request.

Blake Moudrin, applicant for the request, approached the podium and gave a brief overview of the request.

V. New Business

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

A. MISC 21-02

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

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

The Commission and the staff discussed the request.

Mr. Jones asked the staff for clarification on this request.

Staff answered his question.

ACTION – Mr. Jones made a motion to approve MISC 21-02. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

B. AN 21-04

Mr. Holland opened the business meeting for AN 21-04

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

The Commission, staff, and the applicant discussed the request. Commissioners asked questions regarding screening and light pollution.

Alexander Zuentd, applicant on this request, spoke in favor of the request and provided additional information about the request.

ACTION – Mr. Jones made a motion to approve AN 21- 04. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

C. AN 21-08

Mr. Holland opened the business meeting for AN 21-08

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

The Commission and staff discussed the request.

ACTION – Mr. Kriese made a motion to approve AN 21-08. Mr. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

D. RZ 21-07

Mr. Holland opened the business meeting for RZ 21-07

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

The Commission, staff, and the applicant discussed the request.

ACTION – Ms. Jones made a motion to approve RZ 21-07. Mr. Kriese seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

E. AN 21-05

Mr. Holland opened the business meeting for AN 21-05

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

The Commission and the staff discussed the request.

ACTION – Ms. Jones made a motion to approve AN 21-05. Mr. Kriese seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

F. AN 21-06

Mr. Holland opened the business meeting for AN 21-06

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

The Commission and the staff discussed the request.

The Applicant was not present.

ACTION – Mr. Kriese made a motion to table the request AN 21-06. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

G. AN 21-07

Mr. Holland opened the business meeting for AN 21-07

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

The Commission and staff discussed the request.

ACTION – Mr. Jones made a motion to approve AN 21-07. Mr. Kriese seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

H. RZ 21-03

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

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

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Kriese made a motion to approve the S-1, Service District zoning. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

I. RZ 21-04

Mr. Holland opened the business meeting for RZ 21-04

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

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Kriese made a motion to approve RZ 21-04. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

J. RZ 21-05

Mr. Holland opened the business meeting for RZ 21-05

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

The Commission, staff, and the applicant discussed the request.

Maryann Morelli, applicant for the request, provided additional clarification about request.

Mr. Holland, Mr. Jones and staff discussed the traffic implications of the request's approval.

ACTION – Mr. Jones made a motion to approve RZ 21-05. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

K. RZ 21-06

Mr. Holland opened the business meeting for RZ 21-06

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

The Commission and staff discussed the request.

The applicant was not present.

ACTION – Mr. Jones made a motion to table the request RZ 21-06. Mr. Kriese seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

L. FDP 21-05

Mr. Holland opened the business meeting for FDP 21-05

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

The Commission, staff, and the applicant discussed the request.

Mr. Jones asked applicant about the right away in the traffic study.

Mr. Holland asked applicant about parking, overflow parking, signage and signaling to help with potential traffic problems.

Blake Muldrow, applicant in the request, and Trey Little, additional applicant, answered questions regarding parking.

ACTION – Mr. Jones made a motion to approve FDP 21-05. Mr. Holland seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

VI. Other Business

A. Planning and Zoning Report

VII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Holland made a motion to adjourn. Mr. Kriese seconded the motion. The meeting adjourned at 7:57 pm.