



City of Greer
Planning Commission Minutes
July 19, 2021

Members Present: John Holland, Chairman
Walden Jones, Vice Chairman
Judy Jones
Ryan Acierno
Michael Wright
Paul Lamb

Member(s) Absent: William Lavender

Staff Present: 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. Wright made a motion to approve the minutes from the June 21, 2021 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 6 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. MISCP 21-06

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

Staff gave the basic information for this request and represented the applicant in this request.

B. AN 21-10

Mr. Holland opened the public hearing for AN 21-10

Staff gave the basic information for this request.

Drew Nations, applicant for the request, approached the podium and gave a brief overview of the request.

Mr Donahue, citizen of Greer, spoke against the request over concerns of storm water runoff on neighboring properties.

C. RZ 21-12

Mr. Holland opened the public hearing for RZ 21-12

Staff gave the basic information for this request.

Carlos Barrero, representative of the applicant for the request, approached the podium and gave a brief overview of the request.

D. RZ 21-14

Mr. Holland opened the public hearing for RZ 21-14

Staff gave the basic information for this request.

Dan Stageberg, applicant for the request, approached the podium and gave a brief overview of the request.

Eddie Burch, Brian Martin, Jeff Howell, Donna Smith, Steve Langford, Tomas Swift and Mr. Lamberson spoke against the request over concerns that the historic charm of the neighborhood would be lost if request was approved.

E. RZ 21-15

Mr. Holland opened the public hearing for RZ 21-15

Staff gave the basic information for this request.

Thomas Inman and Jay Munoz, applicant for the request, approached the podium and gave a brief overview of the request.

F. RZ 21-16

Mr. Holland opened the public hearing for RZ 21-16

Staff gave the basic information for this request.

Krishna Vallabhaneni, applicant for the request, approached the podium and gave a brief overview of the request.

G. RZ 21-17

Mr. Holland opened the public hearing for RZ 21-17

Staff gave the basic information for this request.

Drew Thigpen, applicant for the request, approached the podium and gave a brief overview of the request.

H. PP 21-03

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

Staff gave the basic information for this request.

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

V. Old Business

There was no old business to discuss.

VI. New Business

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

A. MISCP 21-06

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

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

The Commission and staff discussed the request. Commissioners asked questions regarding where shooting ranges are currently located in the city. Mr. Wright expressed concern of the availability of shooting ranges in several zonings

ACTION – Ms. Jones made a motion to approve MISCP 21-06. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

B. AN 21-10

Mr. Holland opened the business meeting for AN 21-10.

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

The Commission, staff and the applicant discussed the request. Commissioners asked questions regarding road widening.

ACTION – Mr. Lamb made a motion to approve AN 21-10. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. RZ 21-12

Mr. Holland opened the business meeting for RZ 21-12

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

The Commission and staff discussed the request.

ACTION – Mr. Wright made a motion to approve RZ 21-12. Mr. Lamb seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. RZ 21-14

Mr. Holland opened the business meeting for RZ 21-14

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

The Commission, staff, and the applicant discussed the request. Mr. Jones asked staff to bring up GIS to get a better view of the surrounding zoning of the area. Mr. Wright asked the application what is the location of the proposed building and how it would line up with surrounding houses. Mr. Wright had a concern that what was being proposed for smaller lots is out of character for the area and could be considered spot zoning. Staff informed the commission that the request and potential rezoning of the property is not considered spot zoning, the use requested was for single family residential is compatible with the surrounding area.

ACTION – Mr. Wright made a motion to deny RZ 21-14. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

E. RZ 21- 15

Mr. Holland opened the business meeting for RZ 21-15

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

The Commission and the staff discussed the request.

ACTION – Mr. Jones made a motion to approve RZ 21-15. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

F. RZ 21-16

Mr. Holland opened the business meeting for RZ 21-16

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

The Commission and the staff discussed the request.

ACTION – Mr. Lamb made a motion to approve the request RZ 21-16. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

G. RZ 21-17

Mr. Holland opened the business meeting for RZ 21-17

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

The Commission and staff discussed the request.

ACTION – Ms. Jones made a motion to approve RZ 21-17. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

H. PP 21-03

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

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

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

ACTION – Mr. Lamb made a motion to approve PP 21-03. Mr. Acierno seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Wright made a motion to adjourn. Ms. Jones seconded the motion. The meeting adjourned at 8:16 pm.