



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
William Lavender

Member(s) Absent:

Staff Present: Ashley Kaade, Senior 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. Executive Session

ACTION – Mr. Lavender made a motion to go into Executive session. Mr. Lamb seconded the motion. The motion passed with a vote of 7 to 0.

ACTION – Mr. Lavender made a motion to come out of executive session. Mr. Acierno seconded the motion. The motion passed with a vote of 7 to 0.

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Jones made a motion to approve the minutes from the July 19, 2021 Planning Commission Meeting. Mr. Wright seconded the motion. The motion passed with a vote of 6 to 0. Mr. Lavender abstained.

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. AN 21- 11

Mr. Holland opened the public hearing for AN 21-11.

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

B. AN 21-12

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

Staff gave the basic information for this request.

Dan Estaban and Alex Pona applicant for the request, approached the podium and gave a brief overview of the request.

TJ Swift, citizen of Greer, spoke against the request over concerns of traffic.

C. FDP 21- 07

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

Staff gave the basic information for this request.

Craig Woodall, representative of the applicant for the request, approached the podium and gave a brief overview of the request.

John Elmore, citizens of Greer, spoke against the project over concerns covenant changes.

Kathy Escue, Cynthia Robbins, Michele Wascauage, Rex Robbins, Gary Vincent, citizens of Greer, spoke against the project over concerns of traffic and increased density in the area.

Mark Thomas, citizen of Greer, spoke against the project over concerns of lack of amenities.

D. FDP 21 -08

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

Staff gave the basic information for this request.

Scott Gilespe, applicant for the request, approached the podium and gave a brief overview of the request.

Grover Tims, Lisa Tims, Kristy Stickland, citizens of Greer, spoke against the project over concerns of traffic and increased density in the area.

Thomas Swift, citizen of Greer, spoke against the project over concerns of storm water and waste water in the area.

E. FDP 21-09

Mr. Holland opened the public hearing for FDP21-09

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.

F. RZ 21-13

Mr. Holland opened the public hearing for RZ 21-13

Staff gave the basic information for this request.

Tom Inman applicant for the request, approached the podium and gave a brief overview of the request.

G. RZ 21-18

Mr. Holland opened the public hearing for RZ 21-18

Staff gave the basic information for this request.

Paul mills and Allen Stine, representatives of the applicant for the request, approached the podium and gave a brief overview of the request.

Chris Driscoll, Fred Wood, Brian Martin, citizens of Greer, spoke against the project over concerns of impacts to the neighborhood and utilities.

Ron Bowlin, citizen of Greer, spoke against the project over concerns of traffic concerns and environment hazards.

Mary Dial, citizen of Greer, spoke against the project over concerns with the covenants.

H. RZ 21- 19

Mr. Holland opened the public hearing for RZ 21-19

Staff gave the basic information for this request.

Bill Garland, representative of applicant for the request, approached the podium and gave a brief overview of the request.

Becca Rodgers, citizen of Greer, spoke in favor of the project but had concerns over overflowing parking and noise.

I. RZ 21-20

Mr. Holland opened the public hearing for RZ 21-20.

Staff gave the basic information for this request.

Craig Woodall, representative of the applicant for the request, approached the podium and gave a brief overview of the request.

J. RZ 21-23

Mr. Holland opened the public hearing for RZ 21-23.

Staff gave the basic information for this request.

Brian Martin, applicant for the request, approached the podium and gave a brief overview of the request.

K. RZ 21-24

Mr. Holland opened the public hearing for RZ 21-24.

Staff gave the basic information for this request.

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

Eddie Burch, Brian Martin, Nela Howell, Donna Smith, Steve Langford, Denise Riddle, TJ Swift and Stan Coster spoke against the request over concerns that the historic charm of the neighborhood would be lost if request was approved. In addition, they shared their concerns over increased density and traffic in the area when opposing the project.

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. AN21-11

Mr. Holland opened the business meeting for AN21-11

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

The Commission and staff discussed the request. Commissioners asked questions regarding ownership of the roads. Mr. Jones had question regarding lot sizes on the property.

ACTION – Mr. Jones made a motion to approve AN21-11. Mr. Lavendar seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

B. AN 21-12

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

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

The Commission, staff and the applicant discussed the request. Commissioners asked questions about a potential second exit to the property and a perimeter buffer for neighborhood next door.

ACTION – Mr. Lamb made a motion to approve AN 21-12. Mr. Acierno seconded the motion. The motion carried with a vote of 6 to 1. The motion passed.

C. FDP 21-07

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

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

The Commission and staff discussed the request. Commission had questions regarding road conditions and when Greer would obtain roads within the property. Mr. Holland asked about screening and overall density of the area. Mr. Wright asked about screening within the property. Mr. Lavendar requested clarification on the covenants and amendments.

ACTION – Mr. Lamb made a motion to approve FDP 21-07. Mr. Lavendar seconded the motion. The motion carried with a vote of 6 to 1. The motion passed.

D. FDP 21- 08

Mr. Holland opened the business meeting for FDP – 08

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

The Commission, staff, and the applicant discussed the request. Mr. Lavendar had questions regarding the TIA results and improvements needed as well as any land preservation efforts. Mr Wright asked about any screening on the property.

ACTION – Mr. Wright made a motion to approve FDP 21-08. Mr. Lamb seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

E. FDP 21-09

Mr. Holland opened the business meeting for FDP 21-09

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

The Commission and the staff discussed the request. The commission had questions regarding interior sidewalks on the property

ACTION – Ms. Jones made a motion to approve FDP21-05. Mr. Lavendar seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

F. RZ 21-13

Mr. Holland opened the business meeting for RZ 21-13

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

The Commission and the staff discussed the request. Mr. Lavendar asked questions regarding the city alley upkeep on the property as well as the fire gate on the property. Mr. Jones asked about the ownership of the interior roads of the property.

ACTION – Mr. Wright made a motion to approve the request RZ 21-13. Mr. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

G. RZ 21-18

Mr. Holland opened the business meeting for RZ 21-18

Staff presented their analysis and recommendation to Hold the request due to new covenants being presented.

ACTION – Mr. Lavendar made a motion to Hold RZ 21-18. Mr. Wright seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

H. RZ 21-19

Mr. Holland opened the business meeting for RZ 21-19

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

The Commission, staff, and the applicant discussed the request. Mr. Wright asked about their plans to expand the property.

ACTION – Mr. Lavendar made a motion to approve RZ21-19. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

I. RZ 21-20

Mr. Holland opened the business meeting for RZ 21-20

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

The Commission, staff, and the applicant discussed the request. Mr. Wright asked about nearby supporting zoning and the buffer for nearby homes. Mr. Jones asked about the offset entry to the property.

ACTION – Mr. Jones made a motion to approve RZ21-20. Mr. Lavendar seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

J. RZ 21-23

Mr. Holland opened the business meeting for RZ 21-23

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

ACTION – Mr. Lavendar made a motion to approve RZ21-23. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

K. RZ 21-23

Mr. Holland opened the business meeting for RZ 21-24

Staff presented their analysis and recommendation for approval for 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. Holland discussed surrounding zoning with planning staff.

ACTION – Mr. Wright made a motion to deny RZ21-24. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 1. Mr. Lavendar recused himself. The motion passed.

VIII. Adjourn

There being no other business to discuss, Mr. Lavendar made a motion to adjourn. Mr. Holland seconded the motion. The meeting adjourned at 10:44 pm.