



City of Greer
Planning Commission Minutes
September 20, 2021

Members Present: John Holland, Chairman
Walden Jones, Vice Chairman
Judy Jones
Ryan Acierno
Paul Lamb
William Lavender

Member(s) Absent: Michael Wright

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

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Jones made a motion to approve the minutes from the August 16, 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

Mr. Holland read a brief statement about conducting the Public Forum section of the meeting.

A. PP 21-04

Mr. Holland opened the public Forum for PP 21-04

Staff gave the basic information for this request.

IV. Public Hearing

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

A. AN 21- 13

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

Staff gave the basic information for this request.

Chris Dickinson, spoke on behalf of the request.

B. FDP 21-15

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

Staff gave the basic information for this request.

Representatives from Greenville County Redevelopment Authority (GCRA) approached the podium and gave a brief overview of the request.

C. RZ 21-21

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

Staff gave the basic information for this request.

Stephanie Yates, representative of the applicant for the request, approached the podium and gave a brief overview of the request.

Roy Zielinski, citizen of Greer, spoke against the project over concerns of project completion of the pools and the attached homes bringing the value of the homes already established.

Shelly Maynard, citizen of Greer, spoke against the project over concerns of local woods/ land lost as well as the overall character of the neighborhood changed.

Michele Lyden, citizen of Greer, spoke against project over concerns of matching materials and architecture in newly developed zone.

William Cherrett, citizen of Greer, spoke against project over concerns of increased density and traffic.

Christina Coffman, citizen of Greer, spoke against the project over concerns of town homes development when buying a house in the neighborhood.

D. RZ 21-25

Mr. Holland opened the public hearing for RZ 21-25

Staff gave the basic information for this request.

Vanessa Henderson, 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. AN 21-13

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

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

The Commission and staff discussed the request. Mr. Holland asked Planning staff about sewage access to the property.

ACTION – Mr. Lavender made a motion to approve AN21-13. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. FDP 21-15

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

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

The Commission and staff discussed the request.

Mr. Holland asked about building materials and elevations that were planned for the development as well as additional guest parking locations. Ms. Jones asked if there would be lamp posts installed. Mr. Jones asked about landscaping within the development. The commission discussed emergency access to the development with planning staff.

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

C. RZ 21-21

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

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

The Commission, staff, and the applicant discussed the request. Mr. Lavender had questions regarding the TIA scope. Mr. Acierno asked about the current progress of zones 3 and 14 as well as the number of total lots already established. Mr. Jones about the change to the commercial space in the new Statement of intent. The Commission discussed development triggers and pool size.

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

D. RZ 21-25

Mr. Holland opened the business meeting for RZ 21-25

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

The Commission and the staff discussed the request. Mr. Lavender asked what was on the property prior to it becoming vacant when the owner bought it.

ACTION – Mr. Lavender made a motion to approve RZ 21-25. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

E. PP 21-04

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

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

The Commission and the staff discussed the request. Mr. Holland asked about the ownership of the roads within the development. Mr. Acierno asked about the establishment of the HOA.

ACTION – Mr. Lamb made a motion to approve the request PP 21-04. Mr. Acierno seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Planning Staff reminded the Commission of training hours that need to be completed before the end of the year.

IX. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Lamb seconded the motion. The meeting adjourned at 7:40 pm.