



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
Michael Wright

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

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Lamb made a motion to approve the minutes from the October 18th, 2021 Planning Commission Meeting. Mr. Acierno seconded the motion. The motion passed with a vote of 7 to 0.

III. Public Forum

No Public Forum was held

IV. Public Hearing

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

A. AN 21- 14: Annexation request for 1011 and 1015 S Main St

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

Staff gave the basic information for this request.

Scott Weathers, the applicant spoke on behalf of the request.

Nicole Riley, TJ Swift, Zane Neugebauer, Ron Blackwell, Jake Irons, Ladon Jones, and Kayden Loftis, citizens of Greer spoke against the project over concerns of road improvements to Roscoe drive and traffic at the intersection of Roscoe Drive and S Main St.

Nicholas Riddle, citizen of Greer spoke against the project over concerns about the location and handling of the storm water runoff from the project.

Cora Newcomb, Tammy Hahn, and Peggy Johnson spoke against the project over concerns about the destruction of a brick home currently on the property.

Bell Mercado, citizen of Greer, spoke for the project do to the design and concept of the plan.

B. RZ 21-28: Rezoning request for Valentine Ln (5-13-00-003.02)

Mr. Holland opened the public hearing for RZ 21-28

Staff gave the basic information for this request.

Austin Allen, the applicant for the request, approached the podium and gave a brief overview of the request.

C. RZ 21-29: Rezoning request for 119 Pine St

Mr. Holland opened the public hearing for RZ 21-29

Staff gave the basic information for this request.

Eddie Burch, Brian Martin, and TJ Swift, citizens of Greer, spoke against project over concerns of increased density and precedence that this request would have.

Steve Langford, citizen of Greer, spoke on behalf of the request stating that this request is necessary for this applicant and does not change the foot print of the property.

D. RZ 21-30: Rezoning Request for 2204 Country Club Rd

Mr. Holland opened the public hearing for RZ 21-30

Staff gave the basic information for this request.

Eric Moreno, applicant for the request, approached the podium and gave a brief overview of the request.

No one from the public spoke on this request.

E. RZ 21-31: Rezoning Request for 300 Morrow St

Mr. Holland opened the public hearing for RZ 21-31

Staff gave the basic information for this request.

Brian Martin, representing this request, approached the podium and gave a brief overview of the request.

No one from the public spoke on this request.

F. RZ 21-32: Rezoning request for 224 N Line St

Mr. Holland opened the business meeting for RZ 21-32.

Staff gave the basic information for this request.

Vanessa Henderson, representing this request, approached the podium and gave a brief overview of the request.

No one from the public spoke on this 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 21-14: Annexation request for 1011 and 1015 S Main st

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

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

The Commission and staff discussed the request. Ms. Jones and Mr. Wright asked the developer to clarify plans for parking in the project. Mr. Acierno asked for clarification on the stormwater plans within the site. Mr. Lavendar asked about the rent for the properties and the timeline for the project. Mr. Wright discussed the ownership of the brick house on the property with the commission. Mr. Jones asked if there was any concern about the project from the school district.

ACTION – Mr. Lavender made a motion to approve AN21-14 with the condition that the Red house remain on the property. Ms. Jones seconded the motion. The motion failed with a vote of 2 to 4. The motion failed.

ACTION – Mr. Lamb made a motion to approve AN21-14. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 2. The motion passed.

B. RZ 21-28: Rezoning request for Valentine Ln (5-13-00-003.02)

Mr. Holland opened the business meeting for RZ 21-28

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

The Commission and staff discussed the request.

Mr. Jones asked about the implications of the traffic study. Mr. Wright asked about available elevations and building materials for the project. Mr. Lavendar asked if there would be any available amenities on the property for residents.

ACTION – Mr. Wright made a motion to approve RZ21-28. Mr. Lamb seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

C. RZ 21-29: Rezoning Request for 119 Pine St

Mr. Holland opened the business meeting for RZ 21-29

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

The Commission, staff, and the applicant discussed the request. Mr. Jones requested the site plan from planning staff. Mr. Acierno asked staff if there were any alternatives to the requested DRD, Design Review District zoning. Mr. Holland asked planning staff if there would be any impacts to the surrounding property values and about language in the Statement of Intent discussing rentals.

ACTION – Mr. Lamb made a motion to approve RZ 21-29. Mr. Jones seconded the motion. The motion carried with a vote of 4 to 2. The motion passed. Mr. Wright abstained from the vote.

D. RZ 21-30: Rezoning request for 2204 Country Club Rd

Mr. Holland opened the business meeting for RZ 21-30

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

The Commission and the staff discussed the request. Mr. Lavender asked to see the site plan for the property. Mr. Holland asked the applicant and planning staff regarding plans for sewage and septic tanks.

ACTION – Mr. Jones made a motion to approve RZ 21-30. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

E. RZ 21-31: Rezoning request for 300 Morrow St

Mr. Holland opened the business meeting for RZ 21-31.

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

The Commission did not have any questions or discussion.

ACTION – Ms. Jones made a motion to approve the request RZ21-31. Mr. Wright seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

F. RZ 21-32: Rezoning request for 224 N Line St

Mr. Holland opened the business meeting for RZ 21-32.

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

The Commission did not have any questions or discussion.

ACTION – Mr. Wright made a motion to approve the request RZ 21-32. Mr. Lamb seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

G. 2022 Calendar approval

Mr. Holland opened the business meeting for the 2022 Calendar.

Staff presented the Calendar request.

The Commission did not have any questions or discussion.

ACTION – Mr. Wright made a motion to approve the request for the 2022 Calendar. Mr. Lamb seconded the motion. The motion carried with a vote of 7 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 9:34 pm.