



City of Greer
Planning Commission Minutes
February 21, 2022

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

Member(s) Absent: Walden Jones, Vice Chairman
Michael Wright

Staff Present: Ashley Kaade, Senior Planner
Brandon McMahan, Planner

I. Call to Order

Mr. Holland called the meeting to order and read the opening remarks to begin the meeting.

II. Election of Officers

Chairman – Mr. Lavender made a motion to nominate Mr. Holland as Chairman. Mr. Lamb seconded the motion. The motion passed with a vote of 5 to 0.

Vice Chairman – Mr. Lavender made a motion to nominate Mr. Jones as the Vice Chairman. Mr. Lamb seconded the motion. The motion passed with a vote of 5 to 0.

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Lamb made a motion to approve the minutes from the December 13, 2021 Planning Commission Meeting. Mr. Acierno seconded the motion. The motion passed with a vote of 5 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 22-02 Genoble Rd

Mr. Holland opened the public hearing for AN 22-02.

Staff gave the basic information for this request.

Stephanie Gates spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for AN 22-02

B. AN 22-03 Freeman Farm Rd

Mr. Holland opened the public hearing for AN 22-03

Staff gave the basic information for the request.

William Beaman spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for AN 22-03

C. AN 22-04 Old Jones Rd

Mr. Holland opened the public hearing for AN 22-04

Staff gave the basic information for the request.

Jonathan Nett spoke on behalf of the request.

Jenelle Olson spoke during the public hearing with concerns about the road width along Old Jones Rd and had concerns with buffering between her subdivision and this potential subdivision.

No one else spoke during the public hearing.

Mr. Holland closed the public hearing for AN 22-04

D. RZ 22-01 Kist Rd/Hwy101/Hwy 296

Mr. Holland opened the public hearing for RZ 22-01.

Staff gave the basic information for the request.

Waverly Wilkes spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for RZ 22-01.

E. FDP 21-17 Blue Ridge Plantation Zone 3

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

Staff gave the basic information for the request.

Stephanie Gates spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for FDP 21-17.

F. FDP 21-18 Blue Ridge Plantation Zone 4

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

Staff gave the basic information for the request.

Stephanie Gates spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for FDP 21-18

G. FDP 21-19 Blue Ridge Plantation Zone 5

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

Staff gave the basic information for the request.

Stephanie Gates spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for FDP 21-19.

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 22-20 Genoble Rd

Mr. Holland opened the business meeting for AN 22-02.

Staff presented their analysis and recommendation for approval for the request of I-1, Industrial zoning.

ACTION – Mr. Lavender made a motion to approve AN 22-02. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. AN 22-03 Freeman Farm Rd

Mr. Holland opened the business meeting for AN 22-03.

Staff presented their analysis and recommendation for approval for the request of I-1, Industrial zoning.

Mr. Acierno asked for clarification on which parcel was being brought in on the request. Staff informed the commission that it was the portion on the survey that is along Shortie St

ACTION – Mr. Lamb made a motion to approve AN 22-03. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

C. AN 22-04 Old Jones Rd

Mr. Holland opened the business meeting for AN 22-04.

Staff presented their analysis and recommendation for approval for the request of R-10, Single Family Residential zoning. Staff also informed the commission that Traffic Impact Analysis was underway and the results will be given to the commission when the applicant brings back a preliminary plat to the commission.

Jonathan Nett informed the commission that they were planning on submitting to go to the Planning Advisory Committee meeting and then bring a Preliminary Plat back to the commission.

ACTION: Mr. Lavender made a motion to approve AN 22-04. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

D. RZ 22-01 Kist Rd

Mr. Holland opened the business meeting for RZ 22-01.

Staff presented their analysis and recommendation for the approval for the request to rezone the parcels from C-3, Commercial to R-M2, Multi-Family Residential.

Waverly Wilkes informed the commission that the intent was to keep outparcels as commercial and keep the residential section towards the middle of the site.

Mr. Acierno asked staff if this was normal and why not rezone it as a Planned Development.

Staff informed the commission that the owner and applicants did not want to go this route and wanted to stick with the multi-family and leave the remainder as commercial.

ACTION: Mr. Lavender made a motion to approve RZ 22-01. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

E. FDP 21-17 Blue Ridge Plantation Zone 3

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

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

Mr. Acierno asked staff if this was going to trigger the amenity requirement that was part of the major change.

Staff informed the commission that the total was just below the threshold for the requirement for the amenity center.

Paul Aho the developer informed the commission that they are working on the civil plans for the amenity center and they plan on submitting it soon.

Mr. Holland asked Mr. Aho if he has received input from the current residents within the community.

Mr. Aho informed the commission that he and the property management group has meet with the community to discuss the amenities and some of their other concerns with the overall development.

Mr. Jones asked if the amenity center would come to the commission as an FDP.

Staff informed the commission that the amenity center would come before the commission for FDP approval.

ACTION: Ms. Jones made a motion to approve FDP 21-17. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

F. FDP 21-18 Blue Ridge Plantation Zone 4

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

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

ACTION: Mr. Lamb made a motion to approve FDP 21-18. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

G. FDP 21-19 Blue Ridge Plantation Zone 5

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

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

ACTION: Mr. Lamb made a motion to approve FDP 21-19. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Planning Staff reminded the Commission of their annual training requirements.

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 7:10 pm.