



City of Greer
Planning Commission Minutes
March 21, 2022

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

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

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. Minutes of the Planning Commission Meeting

ACTION – Mr. Lavender made a motion to approve the minutes from the February 21, 2022 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 4 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 21-16 Harvey Rd

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

Staff gave the basic information for this request.

Austin Allen 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 21-16

B. AN 21-17 Abner Creek Rd

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

Staff gave the basic information for the request.

Alexander Zuendt spoke on behalf of the request.

Nine residents located within the surrounding area of the proposed development spoke in opposition of the request, they listed concerns of traffic on Abner Creek Rd and the intersections of Abner Creek Rd / Westmoreland Rd and Abner Creek Rd / Brockman McClimon Rd. Some residents spoke of concerns for safety of this proposed development to the adjacent subdivision and church and the overall development of the surrounding area. The pastor of the church spoke about concerns for future residents accessing the church basketball courts, noise from the community for families visiting the cemetery and potential blasting that may cause damage to the church. Samatha Ternes had concerns of stormwater runoff onto her property which is adjacent to the proposed development and concerns of no townhomes in the surrounding area.

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

C. AN 22-05 Woods Chapel Rd

Mr. Holland opened the public hearing for AN 22-05

Staff gave the basic information for the request.

Reno Deaton spoke on behalf of the request.

No one spoke in favor or opposition of the request.

No one else spoke during the public hearing.

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

D. AN 22-06 Mayfield Rd

Mr. Holland opened the public hearing for AN 22-06.

Staff gave the basic information for the request.

Jeff Edney 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 22-06.

E. RZ 21-33 Tryon St

Mr. Holland opened the public hearing for RZ 21-33.

Staff gave the basic information for the request.

The developer and engineer were not present to speak on the request.

Six residents spoke of concerns with the traffic this this development would bring to the area, stormwater runoff and concerns of cutting down the trees on the site and the impact this would have to the wildlife.

Mr. Holland closed the public hearing for RZ 21-33.

F. RZ 22-02 Brushy Creek Rd

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

Staff gave the basic information for the request.

Nathan Coponen 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 22-02

G. RZ 22-03 Riverdale

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

Staff gave the basic information for the request.

Paul Harrison spoke on behalf of the request.

Ms. Smith spoke on behalf of the Brookdale subdivision with concerns of the emergency response time and increase in traffic to the surrounding roads. Six other residents from the surrounding area spoke of concern with traffic, stormwater concerns and the impact of cutting down the trees and how this would negatively impact the wildlife in the area. Mr. Cates spoke in favor of the development.

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

H. RZ 22-04 Snow Rd

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

Staff gave the basic information for the request.

Mark Binz 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 22-04.

I. MISC 22-02 Greer Mill

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

Staff gave the basic information of the request.

Camron Gilstrap and Lawrence Black spoke on behalf of the request.

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

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

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 21-16 Harvey Rd

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

Staff presented their analysis and recommendation for approval for the request of DRD, Design Review District zoning for a townhome community.

Mr. Acierno asked if the plan provided was a final layout of the proposed subdivision. The engineer answered they felt the layout would not change from what shown on the current plan.

ACTION – Mr. Acierno made a motion to approve AN 21-16. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

B. AN 21-17 Abner Creek Rd

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

Staff presented their analysis and recommendation for approval for the request for DRD, Design Review District zoning for a townhome community.

Mr. Lavender asked the developer the right of way (ROW) along Abner Creek Rd and if they need to acquire additional ROW for the turn lane. The Engineer for the project stated they believed they had enough ROW but they are currently working through this with SCDOT.

Mr. Holland had questions about the proposed road improvement. Staff informed the commission that they developer would be required to have a left turn off of Abner Creek Rd in their development and would be required to pay a portion of their impact for the intersection at Abner Creek Rd and Westmoreland Rd for future improvements. Staff let the commission know that we had met with SCDOT to discuss the Abner Creek Rd and Westmoreland Intersection and that SCDOT would be willing to signalize the intersection once it was warranted.

There was discussion amongst the commission and staff about the future land use for this area, staff informed the commission that what was being proposed is allowed within mixed employment community and typically serves as a buffer to more intense uses seen within this

type of land use community.

ACTION – Mr. Acierno made a motion to approve AN 22-17. Mr. Lavender seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

C. AN 22-05 Woods Chapel Rd

Mr. Holland opened the business meeting for AN 22-05.

Staff presented their analysis and recommendation for the approval for the request to zone the property to I-1, Industrial.

Reno Deaton informed the commission that the property was for future industrial use.

ACTION: Mr. Lavender made a motion to approve AN 22-05. Mr. Acierno seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

D. AN 22-06 Mayfield Rd

Mr. Holland opened the business meeting for AN 22-06.

Staff presented their analysis and recommendation for the approval for the request to zone the property to R-10, Single Family Residential.

Jeff Edney informed the commission that the project would be a single family detached development with buffers to the adjacent properties.

Mr. Holland asked the engineer what was the proposed total number of units. The engineer informed the commission they are looking around 270 lots.

Ms. Jones asked if there would be any amenities and about the open space. The engineer informed the commission that the developer was proposing a pool and clubhouse and that they would meet all the requirements for the open space for the development and more than likely exceed the requirement due to sewer easements on the property.

ACTION: Mr. Lavender made a motion to approve AN 22-06. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

E. RZ 21-33 Tryon St

Mr. Holland opened the business meeting for RZ 21-33.

Staff informed the commission that a representative for the project was not present.

ACTION: Mr. Lavender made a motion to table RZ 21-33. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

F. RZ 22-02 Brushy Creek Rd

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

Staff presented their analysis and recommendation of approval for the request for the R-M2, Multi-Family zoning.

Mr. Holland asked staff what was the commission's previous recommendation on the zoning request for this property. Staff informed the commission they recommend approval and the request was denied at second reading at city council.

ACTION: Mr. Acierno made a motion to approve RZ 22-02. Mr. Lavender seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

G. RZ 22-03 Riverdale

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

Staff presented their analysis and recommendation of approval for the request for R-12, Single Family zoning.

The commission asked the engineer how many lots are currently built in the Riverdale Community. The engineer stated he believes there are around 81 homes built. Mr. Holland asked staff what was the original total number of approved lots for the Riverdale Planned Development. Staff informed the commission that it was original approved for 676 lots/units, 284 single family lots and 392 multi-family units.

The engineer for the project stated that an endangered species study has been completed for the sight and not issue were brought up with this study. The engineer stated that if the property is rezoned to R-12, single family the preliminary plat would come back to the commission for approval.

Mr. Acierno asked why wouldn't the property just continue with the PD zoning, the engineer informed the commission that there was no documentation of a statement of intent and just the minutes from the Planning Commission meeting from 1995 that made mention of the density for the PD.

Mr. Holland asked staff if this has already gone to PAC. Staff informed the commission that this has gone to PAC to get the process started and a TIA is in process.

Mr. Holland asked the engineer if an additional entrance off of Gap Creek Rd. The engineer stated there would be a new access off of Gap Creek Rd.

ACTION: Mr. Lavender made a motion to approve RZ 22-03. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

H. RZ 22-04 Snow Rd

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

Staff presented their analysis and recommendation of approval for the request of DRD, Design Review District with the condition that the statement of intent be amended to reflect the removal of vinyl siding and the addition of Hardie Board, brick and/or stone with a combination of two of the listed materials.

Mr. Acierno asked if any lots have been sold. The engineer stated that lots have not been sold and the site is still being graded.

Mr. Acierno asked if adding the materials as recommended by staff was an issue. The engineer stated that what they are proposing matches the surrounding developments and materials may have already been ordered for the project.

Mr. Holland asked what was the reason for staff recommendation for the additional materials. Staff informed the commission that council has requested to see these types of materials within the statement of intent with design review district request.

Mr. Lavender asked how long before a final plat will be submitted. The engineer stated that it would be a few months before a final plat is submitted.

ACTION: Mr. Acierno made a motion to approve RZ 22-04 with staff recommendation of the added material. Ms. Jones seconded the motion. The motion carried with a vote of 3 to 1, with Mr. Lavender voting in opposition. The motion passed.

I. MISC 22-02 Greer Mill

Mr. Holland opened the new business meeting for MISC 22-02.

Staff informed the commission that this request was from the Board of Architectural Review to designate the Greer Mill site as a local historic property. Staff informed the commission that by designating the property as a locally historic property the owners could request for Bailey Bill approval which would freeze the city tax proportion of their tax bill for up to 20 years depending on the amount of money spent on the redevelopment of the mill site.

Mr. Acierno asked if this would get them around the building code. Staff informed the commission that there are exceptions in the building code for historic properties but staff did not know what those exceptions are but it would be reviewed by the building department as part of the permitting process.

ACTION: Ms. Jones made a motion to approve MISC 22-02. Mr. Lavender seconded the request. The motion carried with a vote of 4-0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Planning Staff reminded the Commission of their annual training requirements.

One of the residents in the audience asked why property was unzoned. Mr. Lavender informed the resident that all property that is coming into the city through annexation is required to zone the property. He also informed the remaining residents that Planning Commission is making a recommendation to council based off of the Comp-Plan and zoning ordinances.

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 9:20 pm.