



City of Greer
Planning Commission Minutes
April 18, 2022

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

Member(s) Absent:

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 March 21, 2022 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 6 to 0, with Mr. Jones abstaining.

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. FDP 22-02 Gilbert St

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

Staff gave the basic information for this request.

William Grady spoke on behalf of the request.

Linda Downs spoke during the public hearing asking if the homes were going to have garages and which parcels were a part of this project.

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

B. RZ 22-05 S. Line St Ext

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

Staff gave the basic information for the request.

Cosmin Avram, pastor of the River of Life church. spoke on behalf of the request.

Dr. Thomas McAbee spoke in opposition to the request with concerns of stormwater runoff and the impact of rezoning the properties to C-2, which is not compatible with the surrounding zoning and land uses.

Mr. Galan, parishioner of the River of Life church, spoke in favor of the request stating that the parking is needed due to the growth of the church. He had concerns with other off-site locations such as parking at the Cultural Arts Center or Greer Ministries property due to lack of sidewalks and safe crossings.

Mr. Holland closed the public hearing for RZ 22-05.

C. RZ 22-07 N. Hwy 14

Mr. Holland opened the public hearing for RZ 22-07.

Staff gave the basic information for the request.

Greg Taylor spoke on behalf of the request, stating that the purpose was to create a total of six lots.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-07.

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. FDP 22-02 Gilbert St

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

Staff presented their analysis and recommendation for approval for the request of the major change to the Final Development Plan to allow for six single-family detached lots instead of the originally approved eight townhome units.

Mr. Lamb asked if the homes were going to have a single or double car garage. The applicant informed the commission that the homes will have a single car garage with a parking pad that will accommodate two additional cars.

Mr. Lavender asked the applicant if the homes were going to be one- or two-story. The applicant informed the commission that the homes would be one-story.

Mr. Holland asked the applicant when they were planning to start the project. The applicant informed the commission that they hope to get started in the summer.

ACTION – Mr. Jones made a motion to approve FDP 22-02. Mr. Lamb seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

B. RZ 22-05 S. Line St Ext

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

Staff presented their analysis and recommendation for denial of the request due to not being compatible with surrounding land uses, zoning in the area nor with the Comprehensive Plan.

Mr. Holland asked staff if the church was located in the Y at Snow St and S. Line St Ext. Staff informed the commission that the church was in that location and the proposed properties were located across the street from the church.

Mr. Holland asked staff what would stop the church from parking at this location now. Staff informed the commission that it would be a violation of the zoning ordinance and staff would be required to issue a summons to court for violation of the zoning ordinance if they were to start parking on this site. Staff informed the commission that a stop work order was issued because the work to convert the lot to a parking lot started without permits or civil approval.

Mr. Wright asked if the church would be able to place an office or outdoor sanctuary on the property to meet the zoning requirements. Staff informed the commission that an office separate from the church office would be treated as an office and not a church, so they would not be able to request a special exception from the Board of Zoning Appeals to allow for a church in residential zoned property.

Mr. Wright stated that his concern was rezoning the property to C-2 and if the property was sold down the road the uses allowed in this zoning are not compatible with the surrounding neighborhood.

Mr. Jones asked the applicant how many parking spaces they currently have on the church property. The applicant informed the church currently has 20 spaces and has a congregation of 104 members. Staff informed the commission that the parking requirement for churches is 1 space per 4 seats.

Mr. Jones asked the applicant what the occupant load was on for the church. The applicant stated they believed that it was 207, staff confirmed this information and that at this occupant load it would require 52 parking spaces.

Staff informed the commission that a life safety plan was not required when the applicant submitted for a Certificate of Occupancy due to the fact that it was not a change of use as the property was previously used as a church. Staff also informed the commission that they had recommend that the church reach out to organizations in the area such as the Cultural Arts Center, Greer Ministries and the retirement community to see if they could use some of their parking for church services.

Mr. Lamb asked staff that if the request was denied could the applicant reapply. Staff informed the commission that if the request was denied by council another request could not be made for one year.

Mr. Jones asked if the property was contiguous to the church would that solve the issue. Staff informed the commission that if the property was adjacent and could be combined with the church parcel it would be allowed to expand parking once that property was combined, but with the property they bought was on the other side of S. Line St Ext.

ACTION – Mr. Wright made a motion to deny RZ 22-05. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0. The motion to deny passed.

C. RZ 22-07 N. Hwy 14

Mr. Holland opened the business meeting for RZ 22-07.

Staff presented their analysis and recommendation of approval for the request to rezone the property from RM-1, Multi-family Residential to R-5, Garden Court/Patio Home.

Mr. Jones asked the staff if SCDOT had been consulted about the request; staff deferred to the applicant and they informed the commission that they have not reached out about potential curb cuts on N. Hwy 14. The applicant stated that if SCDOT would not allow for access off of N. Hwy 14 they would access the parcels off of Wildwood via shared access agreement between the properties.

Staff informed the commission that the subdivision of the property, if passed, would be handled through the Summary Plat process and would be reviewed by Stormwater Engineer, Greer CPW and staff would make SCDOT aware of the request.

Mr. Lamb asked the applicant how many parking spaces would be provided. Staff informed the commission that the requirement per the Zoning Ordinance was two spaces per residence. Mr. Lamb informed staff that two spaces are not enough parking and the code needs to be updated.

Mr. Lavender asked the applicant why he was not planning on reusing the house on the property. The applicant informed the commission that they did not feel that it would blend well with the new homes that would be built and his plan was to move it to another property.

Mr. Holland asked staff if a sidewalk would be required on Wildwood. Staff informed the commission that it could require a sidewalk during the summary plat process. Mr. Jones stated that there is not curb and gutter on Wildwood and it would require the sidewalk to be set back into the property.

ACTION: Mr. Lavender made a motion to approve RZ 22-07. Mr. Wright 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 their annual training requirements.

Staff also informed the commission that a stakeholder meeting would be taking place soon for the UDO and the commission would start to see these sections of the UDO in their next few meetings as the project moves toward approval.

IX. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Jones seconded the motion. The meeting adjourned at 7:16 pm.