



City of Greer
Planning Commission Minutes
May 16, 2022

Members Present: Judy Jones
Ryan Acierno
William Lavender
Michael Wright
Paul Lamb

Member(s) Absent: John Holland, Chairman
Walden Jones, Vice Chairman

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

I. Call to Order

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

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Lamb made a motion to approve the minutes from the April 18, 2022 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 5 to 0.

III. Public Forum

Ms. Smith and Mr. Parker residents of the Brookdale subdivision spoke with concerns of the PP22-04 Cambridge Springs due to the proposed subdivision backing up to their properties and the open space being labeled as developable, they also had concerns of the impact of the development on traffic.

IV. Public Hearing

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

A. RZ 22-09 Pine St ADU

Mr. Lavender opened the public hearing for RZ 22-09.

Staff gave the basic information for this request.

Caleb Waddell spoke on behalf of the request.

No one spoke in favor or opposition of the request.

Mr. Lavender closed the public hearing for RZ 22-09.

B. FDP 22-05 Brushy Creek Rd – Mirasol Villas

Mr. Lavender opened the public hearing for FDP 22-05.

Staff gave the basic information for the request.

An applicant was not present to speak on the request.

No one spoke in favor or opposition of the request.

Mr. Lavender closed the public hearing for FDP 22-05.

V. Old Business

There was no old business to discuss.

VI. New Business

Mr. Lavender read a brief statement about conducting the new business meeting.

A. RZ 22-09 Pine St ADU

Mr. Lavender opened the business meeting for RZ 22-09.

Staff presented their analysis and recommendation for approval for the request to allow for the conversion of an existing garage into an Accessory Dwelling Unit (ADU), the applicant also plans on using some of the structure for home office and storage.

Mr. Waddell spoke on behalf of the applicant and let the commission know that as the project progressed from an office conversion to an ADU that the applicant and contractor reached out to staff to see if this was a possibility and went with staff's recommendation to rezone the property.

Mr. Wright had concerns with the ADU almost being the same size as the primary structure and the information provided in the Statement of Intent didn't reflect the true dimension of the structure. Mr. Wright also had concerns with the Public Hearing sign, stating that it looked like it was laying on its side and was concerned that the surrounding residents didn't know about the public hearing.

Staff informed the commission that the structure was existing and a second story was not added during construction.

Mr. Lavender asked Mr. Waddell questions about the size of the structure and the discrepancies in the Statement of Intent which he was not able to answer.

Mr. Waddell stated that the owner was wanting to have separate office space and storage that would have external access but was unable to speak about the issues with the Statement of Intent.

Staff recommended that the item be tabled until the applicant can attend the meeting and make changes to the Statement of Intent.

ACTION – Mr. Wright made a motion to table RZ 22-09 due to discrepancies in the Statement of Intent. Mr. Acierno seconded the motion. The motion carried with a vote of 5 to 0. The motion to table passed.

B. FDP 22-05 Brushy Creek Rd

Mr. Lavender opened the business meeting for FDP 22-05.

Mr. Lavender asked if this item was the one that the applicant was not present for during the public hearing and asked is the applicant present for this item, no one stated they were the applicant.

ACTION – Ms. Jones made a motion to table FDP 22-05. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 0. The motion to table passed.

C. PP 22-01 – Village Oaks

Mr. Lavender opened the business meeting for PP 22-01.

Staff presented their analysis and recommendation of approval for the requested preliminary plat.

Mr. Lavender let Ms. Smith and Mr. Parker know of the reasoning the plat listed that area as developable was due to subdivision regulations that requires cluster developments to have 25% open space and 50% of that space must be developable to ensure the open space is meaningful.

Ms. Kaade informed those that spoke in the public forum that if the subdivision had enough open space and met the requirements of the cluster development within the Zoning Ordinance and Land Development Regulations anything over that amount could potentially be developed but would be required to go through the preliminary platting process.

The applicants Ms. Page with Bluewater Civil Design and Nick Myers the developer stated they have no intention of developing any of the open space that is currently shown on the preliminary plat.

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

D. PP 22-03 Old Jones Rd

Mr. Lavender opened the business meeting for PP 22-03.

Staff presented their analysis and recommendation of approval for the requested preliminary plat.

Jonathan Nett with Civil SD went over the plat.

Mr. Wright asked about Donhill Dr not having a hammerhead for emergency vehicle.

Mr. Nett stated that the stub out road would act as a hammerhead.

ACTION: Mr. Wright made a motion to approve PP 22-03. Mr. Acierno seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

E. PP 22-04 – Gap Creek Rd

Mr. Lavender opened the business meeting for PP 22-03.

Staff presented their analysis and recommendation of approval for the requested preliminary plat.

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

F. PP 22-05 – Alexander Rd

Mr. Lavender opened the business meeting for PP 22-03.

Staff presented their analysis and recommendation of approval for the requested preliminary plat.

Austin Allen with Arbor Land Design went over the plat.

Ms. Jones stated that she had concerns with the entrance of the subdivision being in the curve along this section of Alexander Rd.

Mr. Allen stated that the road dead ended just past the entrance and there would be limited traffic coming from the few homes that use this section of Alexander Rd.

Staff pulled up GIS to show the commission a better view of the area and the road.

ACTION: Mr. Wright made a motion to approve PP 22-05. Mr. Acierno 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.

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

IX. Adjourn

There being no other business to discuss, Mr. Acerino made a motion to adjourn. Ms. Jones seconded the motion. The meeting adjourned at 7:33 pm.