



City of Greer
Planning Commission Minutes
June 20, 2022

Members Present: John Holland, Chairman
Judy Jones
Ryan Acierno
Walden Jones
Michael Wright

Member(s) Absent: Will Lavender
Paul Lamb

Staff Present: Ashley Kaade, Planning Manager
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 – Ms. Jones made a motion to approve the minutes from the May 22, 2022 Planning Commission Meeting. Mr. Acierno seconded the motion. The motion passed with a vote of 3 to 0. Mr. Jones and Mr. Holland abstained as they were not in attendance at the previous meeting.

III. Public Forum

No one spoke during public forum.

IV. Public Hearing

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

A. AN 22-08 J Street R-7.5, Residential Single-family

Mr. Holland opened the public hearing for AN 22-08.

Staff gave the basic information for this request.

No one was present to represent applicant.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for AN 22-08.

B. AN 22-09 S. Main C-2, Commercial

Mr. Holland opened the public hearing for AN 22-09.

Staff gave the basic information for the request.

Ms. Sharon Bishop, property owner, was present as applicant. She let the Commission know the site would be used for her personal real estate/brokerage office.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for AN 22-09.

C. FDP 22-06 DeYoung Industrial DRD

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

Staff gave the basic information for the request.

Mr. Drew Nations, Panatoni, was present as applicant.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for FDP 22-06.

D. RZ 22-10 Global Commerce Park Expansion I-1, Industrial

Mr. Holland opened the public hearing for RZ 22-10.

Staff gave the basic information for the request.

Mr. Neal Fogleman, Arbor Land Design, was present representing the applicant.

There were five participants who spoke in opposition of the request. They expressed concerns with the industrial use near residential, property values, traffic and safety.

Mr. Holland closed the public hearing for RZ 22-10.

E. RZ 22-11 Brookshire/Highway 101 S-1, Services

Mr. Holland opened the public hearing for RZ 22-11.

Staff gave the basic information for the request.

Mr. Reno Deaton, Greer Development Corporation, was present as applicant.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-11.

F. RZ 22-12 Wilson/Highland RM-1 to R-5

Mr. Holland opened the public hearing for RZ 22-12.

Staff gave the basic information for the request.

Mr. Jesus Moreno, property owner, was present as applicant.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-12.

G. MISCP 22-06 Zoning Map Amendment to remove GIBC Overlay

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

Staff, also applicant, gave the basic information for the request.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for MISCP 22-06.

H. MISCP 22-07 Zoning Map Amendment to add Highway Transitional Overlay

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

Staff, also applicant, gave the basic information for the request.

No one spoke in favor or opposition of the request.

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

I. MISCP 22-08 Zoning Map Amendment to remove Downtown Overlay

Mr. Holland opened the public hearing for MISCP 22-08.

Staff, also applicant, gave the basic information for the request.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for MISCP 22-08.

V. Old Business

A. RZ 22-09 Pine St ADU

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

Ms. Kim Whitlock, property owner, was present as applicant.

Planning Commission discussed reasons why the case was previously tabled. Staff informed them that dimensions on the original site plan were incorrect and had been updated. Staff also confirmed that there had been no changes to footprint or height of the existing accessory structure.

Mr. Holland asked questions related to parking.

Action: Mr. Wright made a motion to approve. Mr. Acierno seconded the motion. The motion passed with a vote of 5-0.

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

Mr. Holland opened a business meeting for FDP 22-05.

Staff gave the basic information for the request.

Clayton Hawkins, Site Design Inc., was available to answer questions as the applicant.

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

VI. New Business

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

A. AN 22-08 J Street R-7.5, Residential Single-family

Mr. Holland opened the business meeting for AN 22-08.

As there was no applicant or representative available for questions the Commission tabled the item.

ACTION – Ms. Jones made a motion to table AN 22-08. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 0. The motion to table passed.

B. AN 22-09 S. Main C-2, Commercial

Mr. Holland opened the business meeting for AN 22-09.

Staff presented their analysis and recommendation of approval.

Action: Mr. Wright made a motion to approve AN 22-09. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.

C. FDP 22-06 DeYoung Industrial DRD

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

Staff presented their analysis and recommendation of approval.

Mr. Jones asked questions about the landscaped berm along Old Jones Rd.

ACTION: Mr. Acierno made a motion to approve FDP 22-06. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

D. RZ 22-10 Global Commerce Park Expansion I-1, Industrial

Mr. Holland opened the business meeting for RZ 22-10.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked questions about required buffers and tractor trailer parking. He also asked about potential road widening and other improvements that the Traffic Impact Analysis may recommend. Staff responded that roadways adjacent to the project would need to meet minimum City standards and right-of way-dedication and/or widening may be needed and that is worked out during civil plan review. He discussed potential routes of truck traffic from this site and other BMW related projects.

Mr. Wright asked questions about when the adjacent property/Global Commerce Park has been zoned Industrial and when the surrounding subdivisions had been built.

The Commission asked the applicant about the size, number of buildings and uses in the existing Global Commerce Park, approved build-out, and the proposed expansion.

Mr. Jones asked about buffers and if the project had been to Planning Advisory Committee.

Action: Mr. Jones made a motion to approve. Ms. Jones seconded the motion. The motion passed 4-1 with Mr. Acierno voting in opposition.

E. RZ 22-11 Brookshire/Highway 101 S-1, Services

Mr. Holland opened the business meeting for RZ 22-11.

Staff presented their analysis and recommendation of approval.

Action: Mr. Wright made a motion to approve RZ 22-11. Mr. Acierno seconded the motion. The motion passed with a vote of 5-0.

F. RZ 22-12 Wilson/Highland RM-1 to R-5

Mr. Holland opened the business meeting for RZ 22-12.

Staff presented their analysis and recommendation of approval.

Action: Mr. Wright motioned to approve RZ 22-12. Mr. Jones seconded the motion. The motion passed 5-0.

G. MISCP 22-06 Zoning Map Amendment to remove GIBC Overlay

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

Staff presented their analysis and recommendation of approval.

Action: Ms. Jones made a motion to approve MISCP 22-06. Mr. Acierno seconded the motion. The motion passed with a vote of 5-0.

H. MISCP 22-07 Zoning Map Amendment to add Highway Transitional Overlay

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

Staff presented their analysis and recommendation of approval.

The Commission discussed this request at length. They asked questions pertaining to the reason for the request and the differences between the Downtown Overlay (DT) and Highway Transitional (HT) Overlay. Staff informed them that the key differences with the HT Overlay were that enhanced building materials were only required on 80 percent of a façade facing the right-of-way (versus 100 percent and all facades) and a mechanism to ask for alternative compliance from the Board of Zoning Appeals.

Action: Mr. Wright made a motion to table the request so the Commission could discuss MISCP 22-08. Mr. Jones seconded the motion. The motion passed with a vote of 5-0.

Action: Mr. Wright made a motion remove the request from table. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.

After the Commission discussed MISCP 22-08 and recommended denial, they asked staff to explain how this impacted the decision on this request and whether or not they needed to vote or table the item. Staff instructed them that a vote would be helpful guidance for City Council in the instance that Council voted to overturn the Commission's recommendation to deny the removal of the DT Overlay.

Action: Mr. Wright made a motion to approve. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.

I. MISCP 22-08 Zoning Map Amendment to add Highway Transitional Overlay

Mr. Holland opened the business meeting for MISCP 22-08.

Staff presented their analysis and recommendation of approval.

The Commission discussed this request at length. Commissioners had questions about why the property north of the Messer Mirror was included in the request. Staff responded that since they were the only two properties between the railroad rights-of-way that it made sense to have similar requirements.

They asked questions about the location of the new building on the Messer Mirror site and visibility from S Main St.

Commissioners asked again for clarification on the difference between the Highway Transitional (HT) Overlay and DT Overlay. Staff informed them that the key differences with the HT Overlay were that enhanced building materials were only required on 80 percent of a façade facing the right-of-way (versus 100 percent and all facades) and a mechanism to ask for alternative compliance from the Board of Zoning Appeals.

Staff informed the Commission that the proposed overlay changes in the UDO are consistent with the request. The Commission expressed concern that these changes were still under review. They considered tabling the request until the UDO was adopted; however staff asked them to make a recommendation on the request.

They discussed the possibility about instead amending the Downtown Overlay to allow for alternative compliance. Staff let them know they did not support this option.

Mr. Wright expressed concern with taking any properties out of the Downtown (DT) Overlay.

Action: Mr. Wright made a motion to deny the request. Mr. Jones seconded the motion. The motion to deny passed with a vote of 5-0.

VIII. Other Business

A. Planning and Zoning Report

Staff provided a status updated on the Unified Development Ordinance. Sections regarding Zoning, Overlays and Uses were sent to Planning Commission and will be the first to discuss.

IX. Adjourn

There being no other business to discuss, Mr. Holland adjourned the meeting at 8:20 pm.