



City of Greer
Planning Commission Minutes
August 15, 2022

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

Member(s) Absent:

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. Lamb made a motion to approve the minutes from the July 18, 2022 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 7 to 0.

III. Public Forum

The following residents of the Tryon St community spoke in opposition to RZ 22-18 with concerns of traffic, stormwater runoff and the proposed development not being compatible with the surrounding area, Marge Goud, Rick Boozer, Laurie Russell, Barbara Buckmiller, Ms. Brookshire, George Murrow, Haskell Bailey. Mr. Dean feels it is disrespectful of the applicant has not shown up to three of the meeting and the residents are not provided answers about the development and felt the density was too much for the area.

IV. Public Hearing

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

A. AN 22-12 10' Strip Old Hwy 14 and E. Phillips Rd

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

Staff gave the basic information for the request.

Mr. Bentley was present as the applicant.

No one spoke in favor or opposition of the request.

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

B. AN 22-13 E. Phillips Rd

Mr. Holland opened the public hearing for AN 22-13.

Staff gave the basic information for the request.

Mr. Bentley was present as the applicant.

Tanya Farmer asked which church the annexation was adjacent to.

No one else spoke in favor or opposition of the request

Mr. Holland closed the public hearing for AN 22-13.

C. FDP 22-08 Leo Jamestown

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

Scott Weathers, the property owner was present as the applicant.

Laurie Russel asked how many acres there were for this development. Karen Cole had concern with traffic at the intersection of Roscoe Dr and Hwy 14 and feels there needs to be a traffic light at this intersection.

No one else spoke in favor or opposition of the request.

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

D. FDP 22-09 Pelham Crossing

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

Staff gave the basic information for the request.

The applicant was not present to present their request.

Steve Nye is looking forward to the development of the property.

No one else spoke in favor or opposition of the request.

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

E. MISCP 22-10 Text Amendment – Menu Board

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

Staff 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 22-10.

V. Old Business

A. RZ 22-16 Sunnyside Dr

Mr. Holland opened the business meeting for RZ 22-16.

Jorge Jurado, was present as applicant.

Staff informed the commission the reason for the rezoning request was to subdivide the lot into two lots.

ACTION : Mr. Wright made a motion to approve the R-5 zoning request. Mr. Lamb seconded the motion. The motion passed with a vote of 7-0. The motion passed.

B. RZ 22-17 Tryon St

Mr. Holland opened the business meeting for RZ 22-17.

The applicant was not present for the meeting

Staff informed the commission the reason for the rezoning request duplex style community and that the project did not meet the threshold for a traffic impact analysis.

There was discussion amongst the commission as how to handle the situation of the applicant not showing up to the meeting. Mr. Holland addressed the citizens and let them know he understand their frustration with the applicant not showing up for a third time.

Mr. Wright had concerns with this being the third time with the applicant not showing up to the meeting and hearing the public concerns he feels a decision needs to be made.

Mr. Lavender informed the citizens that if a decision is made their next step is to attend the city council meeting to voice their concerns.

Mr. Jones asked if staff has made contact with the applicant, staff informed the commission that the applicant and the developer of the upcoming meeting.

Mr. Lamb said it is not city staff's responsibility to continuously contact the applicant to have them attend the meeting, it is incumbent of the applicant/developer to attend the meetings.

Mr. Jones asked about the multi-family zoning and what the density would be if it was an apartment complex. Staff informed the commission the density would be 93 units allowed and a special exception would be required from the Board of Zoning Appeals.

Mr. Jones asked when the property was zoned R-M1, staff informed the commission it was in the late 70's or early 80's.

Mr. Wright explained to the citizens that he was inclined to disapprove but if the zoning remained the same it could allow for a more dense development.

Mr. Jones asked staff what was required for the special exception for Group Development, staff went over the requirements for the special exception from Article 7.8 from the zoning ordinance.

ACTION: Mr. Lavender made a motion to table the rezoning request. Mr. Jones seconded the motion. The motion table passed with a vote of 6-1 with Mr. Wright voting in opposition. The motion passed.

Mr. Holland called for a recess at 7:35pm and the meeting was restarted at 7:43pm.

VI. New Business

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

A. AN 22-12 10' Strip Old Hwy 14 and E. Phillips Rd

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

Staff presented their analysis and recommendation of approval.

The commission asked where sewer was located, the applicant informed the commission that the sewer was located within E. Phillips Rd.

ACTION – Mr. Acierno made a motion to approve the I-1, industrial zoning request. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

B. AN 22-13 E. Phillips Rd

Mr. Holland opened the business meeting for AN 22-13.

Staff presented their analysis and recommendation of approval.

ACTION – Mr. Acierno made a motion to approve the I-1, industrial zoning request. Mr. Lamb seconded the motion. The motion carried with a vote of 6 to 0, with Mr. Lavender recusing himself. The motion passed.

C. FDP 22-08 Leo Jamestown

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

Staff presented their analysis and recommendation of approval.

Staff informed the commission that SCDOT was not requiring a signal at the intersection of Roscoe Dr and Hwy 14 and they would reevaluate after the development was built out.

Scott Weather let the commission know that the James family was in agreement for the home on the property to be demoed but plan on saving the bricks for the family and trying to incorporate some of the remaining bricks into their development.

ACTION: Mr. Wright made a motion to approve the request to FDP 22-08. Mr. Lamb seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

D. FDP 22-09 Pelham Crossing

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

Staff presented their analysis and recommendation of approval.

Mr. Lavender asked if the applicant had any tenants for the space that is being proposed. The applicant informed the commission they did not at this time.

ACTION – Mr. Lavender made a motion to approve FDP 22-09. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

E. MISCP 22-10 Text Amendment – Menu Board

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

Staff presented their analysis and recommendation of approval.

ACTION: Mr. Lamb made a motion to approve the request to amend the zoning ordinance to allow for up to 2 menu boards per ordering station. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Staff provided a status updated on the Unified Development Ordinance and reminded the commission that the Council of Governments were starting to offer in person training again. Staff also informed the board that they will start bring cases from PAC to update the commission on projects.

IX. Adjourn

There being no other business to discuss, Mr. Holland adjourned the meeting at 8:03pm.