



City of Greer
Planning Commission Minutes
September 19, 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 – Mr. Lamb made a motion to approve the minutes from the August 15, 2022 Planning Commission Meeting. Mr. Lavender seconded the motion. The motion passed with a vote of 7 to 0.

III. Public Forum

There were no cases to be heard during Public Forum.

IV. Public Hearing

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

A. AN 22-14 Kist Rd and Gin House Rd

Mr. Jones recused himself from the case and stepped down from the dais.

Mr. Holland opened the public hearing for AN 22-14.

Staff gave the basic information for the request.

Mr. Ramsey Roe was present as the developer, Edwards Road Investments LLC.

There were five people who spoke in opposition to the project. They cited concerns with the townhome product, density, stormwater drainage and transportation infrastructure/traffic.

Mr. Holland closed the public hearing for AN 22-14.

Mr. Jones rejoined the Board at the dais.

B. AN 22-20 Genoble Rd

Mr. Holland opened the public hearing for AN 22-20.

Staff gave the basic information for the request.

Mr. Michael Pitts with Parker Poe 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 22-20.

C. AN 22-21 Genoble Rd

Mr. Holland opened the public hearing for AN 22-21.

Staff gave the basic information for the request.

Mr. Michael Pitts with Parker Poe was present as the applicant.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for AN 22-21.

D. FDP 22-11 Covington Village

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

Staff gave the basic information for the request.

A representative from Forestar Real Estate was present as applicant.

No one spoke in favor or opposition of the request.

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

E. RZ 22-15 Lorla DRD

Mr. Holland opened the public hearing for RZ 22-15.

Staff gave the basic information for the request.

Paul Mills with Site Design, was present representing applicant.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-15.

F. RZ 22-19 Vandiventer

Mr. Holland opened the public hearing for RZ 22-19.

Staff gave the basic information for the request.

Scott Streetman, applicant, was present.

Six members of the public spoke in opposition to the project; they voiced concerns with consistency to the surrounding neighborhood.

Mr. Holland closed the public hearing for RZ 22-19.

G. RZ 22-20 Bellamy Close

Mr. Lavender recused himself and stepped down from the dais.

Mr. Holland opened the public hearing for RZ 22-20.

Staff gave the basic information for the request.

Dan Ketola, applicant, informed the Board he wanted to split the lot into two.

Dr. Harris, current property owner, told the Board he wanted to downsize and build a single-level home on the resulting lot.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-20.

Mr. Lavender rejoined the Commission at the dais.

H. RZ 22-21 James Ave O-D

Mr. Holland opened the public hearing for RZ 22-21.

Staff gave the basic information for the request.

Chris Hill, applicant, addressed the Board.

CPW Commissioner Williams spoke in opposition of the request. He voiced concerns about the use and felt that the property should remain residential.

Mr. Holland closed the public hearing for RZ 22-21.

I. MISCP 22-11 Pylon Sign Text Amendment

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

Staff, also acting as 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 22-11.

VI. New Business

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

A. AN 22-14 Kist Rd and Gin House Rd

Mr. Jones recused himself and left the dais.

Mr. Holland opened the business meeting for AN 22-14.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked if the applicant wanted to address concerns raised in public hearing. The applicant told the Board two traffic studies had been completed for the new school and the County and SCDOT will be making improvements including road widening and a traffic signal.

Mr. Wright asked about water retention. Mr. Jones answered that all discharge would go to ponds.

Mr. Lamb asked about parking and exterior sidewalks. The applicant responded that there would be 29 guest parking spaces, the single-family homes will have two-car garages and the townhomes will have a one-car garage.

Mr. Acierno asked about landscape buffers. Mr. Jones responded that the developer intends to keep wooded area undisturbed.

The applicants indicated they would be conveying a portion of the property to the City for future use as community benefit, there would be walking trails and they were working with the school to provide a connection. Mr. Lavender asked if they had coordinated the site plan with the school and the applicants affirmed they had, and also worked with them to get a sewer easement.

ACTION – Mr. Lamb made a motion to approve the DRD zoning request. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0, with Mr. Jones recused. The motion passed.

Mr. Jones rejoined the dais.

B. AN 22-20 Genoble Rd

Mr. Holland opened the business meeting for AN 22-20.

Staff presented their analysis and recommendation of approval.

The Board asked about total acreage, which is 1.61 acres plus 3.85 acres and Mr. Pitts clarified the building would be industrial and leased to multiple tenants.

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

C. AN 22-21 Genoble Rd

Mr. Holland opened the business meeting for AN 22-21.

Staff presented their analysis and recommendation of approval.

ACTION: Mr. Lavender made a motion to approve the I-1, Industrial zoning request. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

D. FDP 22-11 Covington Village

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

Staff presented their analysis and recommendation of approval.

It was noted for the record that the applicant was Stantec.

Mr. Lamb and Mr. Wright noted concerns with parking.

Commissioners noted concerns with number of units.

Ms. Jones asked about streetlights.

Mr. Holland asked about amenities. The applicant responded that there would be pool with ten parking spaces.

The Board had questions about potential roadways improvements, rental vs owner occupied and price point.

ACTION – Mr. Jones made a motion to approve FDP 22-11. Mr. Lavender seconded the motion. The motion carried with a vote of 4 to 3. The motion passed.

E. RZ 22-15 Lorla DRD

Mr. Holland opened the business meeting for RZ 22-15.

Staff presented their analysis and recommendation of approval.

The Commission asked if this would be a low-income project. The applicant answered that it would not be officially income restricted; however the target would be low-income and/or older adults with smaller units and walkable retail opportunities.

Mr. Holland asked if there would be management on-site and the applicant answered in the negative. He also asked if there would be amenities. The applicant responded that there was open space.

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

F. RZ 22-19 Vandiventer

Mr. Holland opened the business meeting for RZ 22-19.

Staff presented their analysis and recommendation of approval. Mr. McMahan clarified that the zoning district only allows for single-family detached product.

The Board and applicant discussed the orientation of new lots.

ACTION: Mr. Acierno made a motion to approve the request of R-7.5, Single family Residential zoning. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 1. The motion passed.

G. RZ 22-20 Bellamy Close

Mr. Lavender recused himself from the case.

Mr. Holland opened the business meeting for RZ 22-20.

Staff presented their analysis and recommendation of approval.

ACTION: Mr. Acierno made a motion to approve the request of R-15, Single family Residential zoning. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0, with Mr. Lavender recused. The motion passed.

Mr. Lavender rejoined the dais.

H. RZ 22-21 James Ave

Mr. Holland opened the business meeting for RZ 22-21.

Staff presented their analysis and recommendation of approval.

Mr. Jones asked about the current use of the adjacent property. The applicant informed the board that it is office and this will likely be a sister office if approved.

Mr. Wright asked about setbacks. Ms. Kaade provided setbacks for the zoning district.

ACTION: Mr. Lavender made a motion to approve the request of O-D, Office District zoning. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 1. The motion passed.

I. MISCP 22-11 Pylon Signs

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

Staff presented background information. Staff clarified that current sign ordinance requirements are based on speed limit and not use.

Mr. Lavender expressed concerns with the amendment and felt that increased height was unnecessary, though did not have concerns with type or sign face allowance.

ACTION: Mr. Lavender made a motion to deny the text amendment. Mr. Wright seconded the motion. The motion to deny carried with a vote of 6 to 1. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Ms. Kaade informed the Commission that this was Mr. McMahan's last meeting. She thanked him for his service to the City.

IX. Adjourn

There being no other business to discuss, Mr. Holland adjourned the meeting at 8:14 pm.