



**City of Greer**  
**Planning Commission Minutes**  
**October 17, 2022**

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

**Member(s) Absent:** Michael Wright

**Staff Present:** Ashley Kaade, Planning Manager  
Claire Byers, Planner

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**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. Acierno made a motion to approve the minutes from the September 19, 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 22-18 Spinx**

Mr. Holland opened the public hearing for AN 22-18.

Staff gave the basic information for the request.

Greg Minton was present as the applicant, representing the Spinx Company LLC.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for AN 22-18.

**B. AN 22-19                      Streams at Wade Hampton**

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

Staff gave the basic information for the request.

Alex Dmyterko was present as the applicant, representing Streams Development.

There were four people who spoke in opposition to the project. They cited concerns with traffic and roadway width, density, water run-off and erosion, wildlife, neighborhood character, privacy and retention of existing wooded areas, and existing infrastructure capacity.

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

**C. AN 22-23                      Arlington**

Mr. Holland opened the public hearing for AN 22-23.

Staff gave the basic information for the request.

Bill Forsythe was present as the applicant.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for AN 22-23.

**D. RZ 22-23                      Clayton St**

Mr. Holland opened the public hearing for RZ 22-23.

Staff gave the basic information for the request.

The applicant, True North Properties, LLC, was not present.

Mr. Holland stated that if the applicant was not present, the case would be tabled.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-23.

**E. RZ 22-24                      N Line St**

Mr. Holland opened the public hearing for RZ 22-24.

Staff gave the basic information for the request.

James Duckett, applicant, was present. He informed the Board he wanted to split the lot into two and correct the fact that the current property line bisects the existing single-family dwelling.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-24.

**F. RZ 22-25            Tryon St DRD**

Mr. Holland opened the public hearing for RZ 22-25.

Staff gave the basic information for the request.

Merle Sauvola, representing MC2Development, provided a brief description of the townhome project.

There were six people who spoke in opposition to the project. They cited concerns with traffic, wildlife, crime, emergency service access, drug use, neighborhood character, slopes and drainage and rental vs. home-ownership. They also referenced a previously submitted petition against the project with 37 signatures.

Mr. Holland closed the public hearing for RZ 22-25.

**VI.    New Business**

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

**A.    AN 22-18        Spinx**

Mr. Holland opened the business meeting for AN 22-18.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked the applicant if the eastern parcel was contiguous with the other two parcels. The applicant replied that they were not contiguous, but that they were part of a larger development with adjacent property that was already annexed within the City of Greer.

Mr. Lavender asked the applicant if he owned the larger parcel surrounding the subject property. The applicant responded no.

Mr. Jones asked staff if the applicant had been to the Planning Advisory Committee (PAC). Ashley Kaade, the Planning Manager, responded that the applicant had not been to PAC, as the applicant did not have a development proposal at this time, and was only requesting the annexation.

**ACTION** – Mr. Jones made a motion to approve the C-3, commercial zoning request. Mr. Lamb seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

## **B. AN 22-19 Streams at Wade Hampton**

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

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 that the Traffic Impact Analysis (TIA) had already been completed and that they were working on revisions. The applicant had already met with the adjacent property owners and wanted to explore the possibility of widening the road. The civil engineer discussed the plan to have a series of stormwater ponds since the stream bisected the northern end of the property, and that they would meet all City and County requirements.

Mr. Lavender asked if Durham Rd would be brought up to standards or dedicated to the City since it was a private road. The applicant said he did not know yet, and that he needed to work with a traffic engineer and neighboring property owners.

Mr. Jones asked what the early findings of the TIA were. The applicant responded that the study was still in progress, and they were working on revisions. Ms. Kaade said that the TIA would most likely require a south bound right turn lane from N Dobson onto Wade Hampton Blvd.

Mr. Lavender said he was curious to see how the site plan would incorporate Dobson and Durham Rd. The applicant stated they had several ideas for how to reroute traffic but nothing was concrete yet.

Mr. Jones asked if the case had gone to PAC. Ms. Kaade responded that it has not yet gone to PAC. Mr. Jones asked about the school systems capacity and if they had reviewed the proposal. Ms. Kaade said that Greenville County School District (GCSD) typically provides comments on all PAC cases. She also said that GCSD is not as concerned about apartment complex developments because they generate less children than single-family housing developments.

Mr. Lavender asked if this was within the GCSD boundaries. Ms. Kaade stated that she believed so, but could not say for certain.

Mr. Holland clarified that the City of Greer does not have a say in new schools, and that they can only try to coordinate with the school district. Mr. Lamb responded that he has never seen the school districts say they cannot handle a development.

Mr. Jones asked staff if they have seen cases like this come before the Board without requiring PAC. Ms. Kaade provided a similar example, and clarified that regulations do not require PAC or civil plans at time of a zoning request if a standard zone district (non DRD/PD) is requested.

Mr. Lamb asked staff what teeth they had to get improvements done. Ms. Kaade responded that the applicant must follow recommendations from the TIA, is required to bring road frontages up to City standards, and that the applicant is held to the standards of the Land Development Regulations and Zoning Ordinance.

Mr. Jones asked if there would be sidewalk along the right-of-way. Ms. Kaade responded yes.

**ACTION** – Mr. Lamb made a motion to approve the RM-2, Residential Multi-family zoning request. Mr. Acierno seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

**C. AN 22-23                      Arlington C-2**

Mr. Holland opened the business meeting for AN 22-23.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked the applicant when he planned to start building. The applicant responded he would like to start as soon as he can obtain the permits.

Mr. Lavender asked if the existing access points would stay the same. The applicant responded yes, and that they expected walk-up business from the nearby DMV.

Mr. Holland asked the applicant if there would be interior seating at the coffee shop. The applicant responded no, there would only be a drive thru and walk up window.

Mr. Jones asked the applicant if the subject parcel was previously subdivided from the adjacent parcel to the east. The applicant responded yes, and that while they were not affiliated with the Church next door, they would not be open on Sundays and allow Church members to use their parking.

Mr. Holland asked the applicant what they planned to serve. The applicant responded that they would have coffee, tea, smoothies, and some baked goods, but that they would not be made on-site.

**ACTION:** Mr. Acierno made a motion to approve the C-2, Commercial zoning request. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**D. RZ 22-23            Clayton St**

Mr. Holland opened the business meeting for RZ 22-23.

Mr. Holland asked again if the applicant was present, and there was no response.

**ACTION:** Mr. Lavender made a motion to table the request. Mr. Acierno seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**E. RZ 22-24            N Line St**

Mr. Holland opened the business meeting for RZ 22-24.

Staff presented their analysis and recommendation of approval.

**ACTION:** Mr. Lamb made a motion to approve the request of R-5, Garden Court or Patio House zoning. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**F. RZ 22-25            Tryon St DRD**

Mr. Holland opened the business meeting for RZ 22-25.

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 that like staff previously mentioned, they are only asking for half of the density of what is already allowed. The applicant stated that his civil engineer was present to answer any specific questions about runoff. The applicant also clarified that they would be selling the townhome units, they would not be rental.

Mr. Jones asked for clarification about the public comments about similar housing across from the subject property. The applicant stated that it was not similar housing, and that it was rental apartments.

Mr. Holland asked staff about required improvements. Ms. Kaade responded that Tryon St would have to meet City standards, and that she believed Burch St. was just resurfaced.

Mr. Holland recalled the earlier concerns with drainage. Ms. Kaade responded that Robert Roux, the Stormwater Engineer for the City of Greer, had reviewed the plans during PAC and that comments would need to be addressed during the civil plan process and that all runoff will have to be retained.

Mr. Jones asked if the right-of-way was in the center of the road. Mr. Lamb responded that the property line was the center of the road, but that there was still right-of-way.

Mr. Jones then asked if Burch would be upgraded as well. Ms. Kaade responded that staff would need to talk to the County about improvements since it had just been resurfaced.

Mr. Holland asked about the plan for sidewalks. Ms. Kaade said that Design Review District zoning regulations require that all road frontages have sidewalks.

Mr. Holland asked if the designs had changed since previous site plans, and if there was still one way in, one way out. Ms. Kaade stated that this same site layout, just with a different housing type, had been reviewed by the Fire Department.

Mr. Lamb asked the applicant how many parking spaces there would be. The applicant responded there would be two spaces per unit. Mr. Holland asked how many bedrooms per unit, and if they would have garages. The applicant responded the units would likely be three or more bedrooms and that there would be one-car garages.

Mr. Jones asked staff if this proposal required a TIA. Ms. Kaade stated that it did not. Mr. Holland said that while traffic is an issue, it is something the Department of Transportation controls and not the City.

Mr. Lamb stated that while there were fewer units proposed than what was currently allowed, there was not enough parking. Ms. Jones asked if more parking on site would be considered. The applicant responded that they would consider it if it fit into the site plan.

Mr. Holland asked what would be on the common area, and that it appeared from the site plan there were no amenities proposed. The applicant confirmed that there were no planned amenities, and that the common area would be cut grass.

Mr. Holland asked if the site would have public or private roads. Ms. Kaade responded that the Statement of Intent said private roads, but that they would still have to meet City standards for private roads. Mr. Holland asked if because they were private roads, if police would patrol the neighborhood, or if residents would have to call the police. Ms. Kaade responded that while they may not patrol the neighborhood, they would come if called.

Mr. Holland asked if parking on Tryon was allowed, as public comment mentioned parking on Tryon St. Ms. Kaade responded that she would need to consult with the traffic engineers if cars would be allowed to be parked on Tryon St.

Mr. Jones stated that if parking is already an existing problem, what could stop it.

Mr. Acierno asked staff why the property currently had a R-M1, multi-family residential zoning designation, and if it had been rezoned previously. Ms. Kaade responded that it was rezoned in the late 1990's or early 2000's.

**ACTION:** Mr. Lamb made a motion to approve the request of DRD, Design Review District zoning. Mr. Lavender seconded the motion. The motion carried with a vote of 4 to 2. The motion passed.

## **VIII. Other Business**

### **A. Planning and Zoning Report**

Ms. Kaade introduced Claire Byers, new Planner on staff, to the Board. Ms. Kaade also gave a status report on the draft Unified Development Ordinance.

## **IX. Adjourn**

There being no other business to discuss, Mr. Holland adjourned the meeting at 8:08 pm.