



**City of Greer**  
**Planning Commission Minutes**  
**November 21, 2022**

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

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

**Staff Present:** Ashley Kaade, Planning Manager  
Claire Byers, Planner  
Heather Stahl, 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. Lavender made a motion to approve the minutes from the October 21, 2022 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 5 to 0.

**III. Public Forum**

Mr. Holland opened the Public Forum and asked if anyone in the audience wanted to speak on RZ 22-23 or the 2023 Planning Commission Meeting Calendar.

**IV. Public Hearing**

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

**A. AN 22-24      E. Gap Creek Rd**

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

Staff gave the basic information for the request.

Chad Carson was present as the applicant, representing the Divine Group.

No one spoke in favor or opposition of the request.

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

**B. AN 22-25                    Rogers Cir Fire Station (CoG Property)**

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

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 AN 22-25.

**C. AN 22-26                    Country Club Rd (CoG Property)**

Mr. Holland opened the public hearing for AN 22-26.

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 AN 22-26.

**D. AN 22-27                    Palmetto Dr. (CoG Property)**

Mr. Holland opened the public hearing for AN 22-27.

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 AN 22-27.

**E. RZ 22-26                    Wildwood Dr.**

Mr. Holland opened the public hearing for RZ 22-26.

Staff gave the basic information for the request.

Josh Garrison, representing Gray Engineering, provided a brief description of the townhome project.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-26.

**F. RZ 22-27            Chandler Rd.**

Mr. Holland opened the public hearing for RZ 22-27.

Staff gave the basic information for the request.

Elisha Lerner, representing Chandler at Memorial Holdings, LLC, provided a brief description of the apartment project.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-27.

**G. RZ 22-28            Highland Dr.**

Mr. Holland opened the public hearing for RZ 22-28.

Staff gave the basic information for the request.

The applicant, Duc Tran, 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 22-28.

**H. RZ 22-29            Morrow St.**

Mr. Holland opened the public hearing for RZ 22-29.

Staff gave the basic information for the request.

Nathan Coponen, the applicant, provided a brief description of the project.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-29.

## **VI. Old Business**

### **A. RZ 22-23 Clayton St.**

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

Staff presented their analysis and recommendation of approval.

Jay Munoz, representing True North Properties, LLC, gave a brief presentation of the proposal. He stated that the purpose of the rezoning would be to subdivide the parcel into two lots and build one additional home on the new lot. He also stated that the proposed single-story home would be constructed with the same character existing in the neighborhood.

**ACTION** – Mr. Lavender made a motion to approve the R-5, residential zoning request. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

## **VII. New Business**

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

### **A. AN 22-24 E. Gap Creek Rd.**

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

Staff presented their analysis and recommendation of approval.

Mr. Holland asked if the current applicant was associated with the previous annexation in 2021. Ms. Kaade explained that this was a new applicant and that this was a new project and new zoning request.

Mr. Lavender asked how wide the proposed driveways were. The applicant stated that they would be 24' wide with double garages and that the topography was challenging and may make it difficult to stack 4 cars in the driveways.

Mr. Lavender asked about the power line easement. The applicant responded that there are towers on site, but no active lines.

The applicant stated that they got an easement for the land with the school district, and hoped to work out a sidewalk connection during site development.

**ACTION** – Mr. Lamb made a motion to approve the DRD, design review district, zoning request. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**B. AN 22-25 Rogers Cir Fire Station (CoG Property)**

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

Staff presented their analysis and recommendation of approval.

Mr. Holland asked if there was anything unique about the property.

Ms. Kaade responded that the site with an existing fire station was purchased as a city asset, and that it is a policy to annex in all properties even if they are owned by the City.

**ACTION** – Mr. Lavender made a motion to approve the O-D, Office zoning request. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**C. AN 22-26 Country Club Rd (CoG Property)**

Mr. Holland opened the business meeting for AN 22-26.

Staff presented their analysis and recommendation of approval.

Ms. Kaade explained that the annexation of this property was missed during the previous annexation of the City of Greer Golf Course, and that this was clean-up.

**ACTION:** Mr. Lavender made a motion to approve the R-20, residential single-family zoning request. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**D. AN 22-27 Palmetto Dr. (CoG Property)**

Mr. Holland opened the business meeting for AN 22-27.

Staff presented their analysis and recommendation of approval.

**ACTION:** Mr. Lavender made a motion to approve the request of R-20, residential single-family zoning. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**E. RZ 22-26 Wildwood Dr.**

Mr. Holland opened the business meeting for RZ 22-26.

Staff presented their analysis and recommendation of approval.

The Commissioners asked the applicant to clarify the site plan layout. The applicant responded that the townhomes would have frontage on Highway 14, with the garage and drive in the rear. The applicant also clarified that the townhomes would be for sale and that the existing single-family dwelling would be demolished.

The Commissioners all discussed access, including emergency access and trash pickup, and that the site plan as shown did not extend each property line to the street. They agreed that conceptually they were okay with the proposal, but asked if the applicant would move the property lines to extend all the way to Highway 14 before the City Council meeting. The applicant agreed and stated that he would send an updated site plan to reflect their comments before City Council.

**ACTION:** Mr. Lavender made a motion to approve the request of DRD, design review district zoning. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**F. RZ 22-27            Chandler Rd.**

Mr. Holland opened the business meeting for RZ 22-27.

Staff presented their analysis and recommendation of approval.

The applicant elaborated that if approved, the subject parcel would be combined with two larger adjacent parcels for one apartment complex development with a clubhouse, pool, and other amenities. Only 12 apartment units would be located on the subject parcel.

Mr. Lavender asked if the applicant was required to do a TIA. Ms. Kaade responded that they would be required to do a TIA during site development, but that it was not a requirement of the rezoning.

Mr. Lavender asked if access would be taken from Chandler Rd. The applicant confirmed that was correct.

**ACTION:** Mr. Jones made a motion to approve the request of RM-2, Multi-Family Residential District zoning. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

**G. RZ 22-28            Highland Dr.**

Mr. Holland opened the business meeting for RZ 22-28.

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

**ACTION:** Mr. Lavender made a motion to table the request. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

#### **H. RZ 22-29           Morrow St.**

Mr. Holland opened the business meeting for RZ 22-29.

Staff presented their analysis and recommendation of approval.

The applicant stated that he needed a little more room on the commercial property for parking and the building due to the slope. He also said that there was a berm on Wade Hampton and access would be taken on Morrow St.

Mr. Jones asked for clarification of the combined commercial lot size, and the applicant stated that the existing commercial property was 0.54 acres, but would be 0.62 acres if the portion of the subject property was rezoned and then combined.

**ACTION:** Mr. Lavender made a motion to approve the request of C-3, Highway Commercial zoning. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

#### **I.                           2023 Calendar**

Mr. Holland opened the business meeting for the 2023 Calendar.

Staff presented the calendar dates and recommendation of approval.

**ACTION:** Mr. Lamb made a motion to approve the 2023 Calendar. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

### **VIII. Other Business**

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

Ms. Kaade introduced Heather Stahl, new Planner on staff, to the Board. Ms. Kaade also reminded the board about the December 1<sup>st</sup> Board Luncheon.

### **IX. Adjourn**

There being no other business to discuss, Mr. Holland adjourned the meeting at 7:33 pm.

