



AGENDA
GREER PLANNING COMMISSION
301 E Poinsett St., Greer, SC 29651
March 18, 2024 @ 6:30 PM
Public Hearing and Business Meeting

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

I. ADVISORY MEETING

A. February 2024 Minutes

II. PUBLIC HEARING

A. Public Hearing Presentation

III. NEW BUSINESS

IV. OTHER BUSINESS

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
3/18/2024

February 2024 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 February 2024 Minutes	3/8/2024	Cover Memo



City of Greer

Planning Commission Minutes

February 26, 2024

Members Present: John Holland, Chairman
Judy Jones
Ryan Acierno
Will Lavender
Tramaine Booker
Paul Lamb

Member(s) Absent: Walden Jones, Vice-Chair

Staff Present: Ashley Kaade, Planning Manager
Claire Byers, Planner
Heather Stahl, 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 January 22, 2024 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 6 to 0.

III. Public Hearing

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

A. PP 24-01 Hillington Place Quadplexes

Mr. Holland opened the public hearing for PP 24-01.

Staff gave the basic information for the request.

The project engineer, Ethan Olliff from Site Design introduced the project.

There was one person present to speak about the item. Carla Parks, a resident of the existing townhome project, asked if the existing lot be repaved as a part of the new project and where the dumpster will be placed.

There was no one else to speak for or against the item.

Mr. Holland closed the public hearing for PP 24-01.

B. AN 24-01 Arlington Rd. Church

Mr. Holland opened the public hearing for AN 24-01.

Staff gave the basic information for the request.

The applicant, Hector Rodriguez, stated that they are annexing to build a church.

There was no one to speak for or against the item.

Mr. Holland closed the public hearing for AN 24-01.

C. AN 24-02 Fernwood Drive

Mr. Holland opened the public hearing for AN 24-02.

Staff gave the basic information for the request.

The applicant, Samantha Bennett, was present and stated that they are annexing in to receive city services.

There was no one to speak for or against the item.

Mr. Holland closed the public hearing for AN 24-02.

D. RZ 24-01 Woods Crematorium

Mr. Holland opened the public hearing for RZ 24-01.

Staff gave the basic information for the request.

The project engineer, Gabe Waters, was present to answer questions on the item. He stated that the plan was to put a crematorium at the back of the site.

There was no one to speak for or against the item.

Mr. Holland closed the public hearing for RZ 24-01.

E. UDO Amendments

Mr. Holland opened the public hearing for the UDO Amendments.

Staff gave the basic information for the request and explained that the Amendments would be brought as a package, not individually.

There was no one to speak for or against the item.

Mr. Holland closed the public hearing for the UDO Amendments.

IV. New Business

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

A. PP 24-01 Hillington Place Quadplexes

Mr. Holland opened the business meeting for PP 24-01.

Staff presented their analysis and recommendation of approval.

To respond to the public comment, Mr. Olliff stated that repaving the existing road is not in the scope of the project and a sutera dumpster will be located at the corner of the new parcel. The property owner, Mr. Adam West, also approached to address public comment. He stated that the property owner's association was responsible for maintaining the grounds and the sutera dumpster will improve services.

ACTION – Mr. Booker made a motion to approve the request. Mr. Acierno seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. AN 24-01 Arlington Rd. Church

Mr. Holland opened the business meeting for AN 24-01.

Staff presented their analysis and recommendation of approval.

ACTION – Mr. Lavender made a motion to approve the request. Mr. Lamb seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. AN 24-02 Fernwood

Mr. Holland opened the business meeting for AN 24-02.

Staff presented their analysis and recommendation of approval.

ACTION – Ms. Jones made a motion to approve the request. Mr. Acierno seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. RZ 24-01 Woods Crematorium

Mr. Holland opened the business meeting for RZ 24-01.

Staff presented their analysis and recommendation of approval.

ACTION – Mr. Lamb made a motion to approve the request. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. UDO Amendments

Mr. Holland opened the business meeting for UDO Amendments.

Staff presented their analysis and recommendation of approval.

Ms. Kaade asked the commission to use the chart of amendments and the redlined copy of the ordinance to refer to throughout the discussion. She stated that the first portion of amendments were pertaining to landscaping and provided by Upstate Forever.

There was a brief pause for fireworks testing over the parking garage.

The commission discussed the landscape review process and how staff ensures that the correct foliage is planted. Ms. Kaade stated that there is an Arborist on working in Parks & Recreation that staff can refer to if their expertise is needed.

Ms. Kaade then introduced the next section about cluster development, which came about as a result of discussions with developers. There was no discussion among commission members.

Ms. Kaade introduced the remaining amendments, which mostly arose from utilizing the UDO during project reviews. The amendments covered the SDP review process, code enforcement language, a change to the permitted use table, camping, signage, buffers and screening, open space requirements for non-residential properties, cluster development changes, and the definitions for structure and commercial vehicles.

The commission had a lengthy discussion about the camping amendment language. They expressed concern about the ability to enforce with the language 14 days per calendar year and felt it may be better to state 14 consecutive days. Mr. Lamb discussed an ongoing issue with camping on residential property and Mr. Holland and Ms. Jones shared similar observations from other properties around the city. Mr. Holland expressed his desire to protect individual property rights. Mr. Lavender recommended that the city is more specific and limiting camping to 2-3 days with the ordinance because it is a city-wide problem and can happen on any property, not just residentially zoned property. Ms. Kaade said that staff will continue to research and refine the proposed amendment.

ACTION – Mr. Lamb made a motion to approve the request. Mr. Lavender made a motion to approve the request with the condition that the camping amendment is revised to be more specific. Mr. Lamb approved the condition and Mr. Acierno seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

There was no new business to report.

IX. Adjourn

Mr. Lavender motioned for the meeting to adjourn. The meeting adjourned at 7:51 pm.



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GREER PLANNING COMMISSION
3/18/2024

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ March Public Hearing Presentation	3/8/2024	Cover Memo

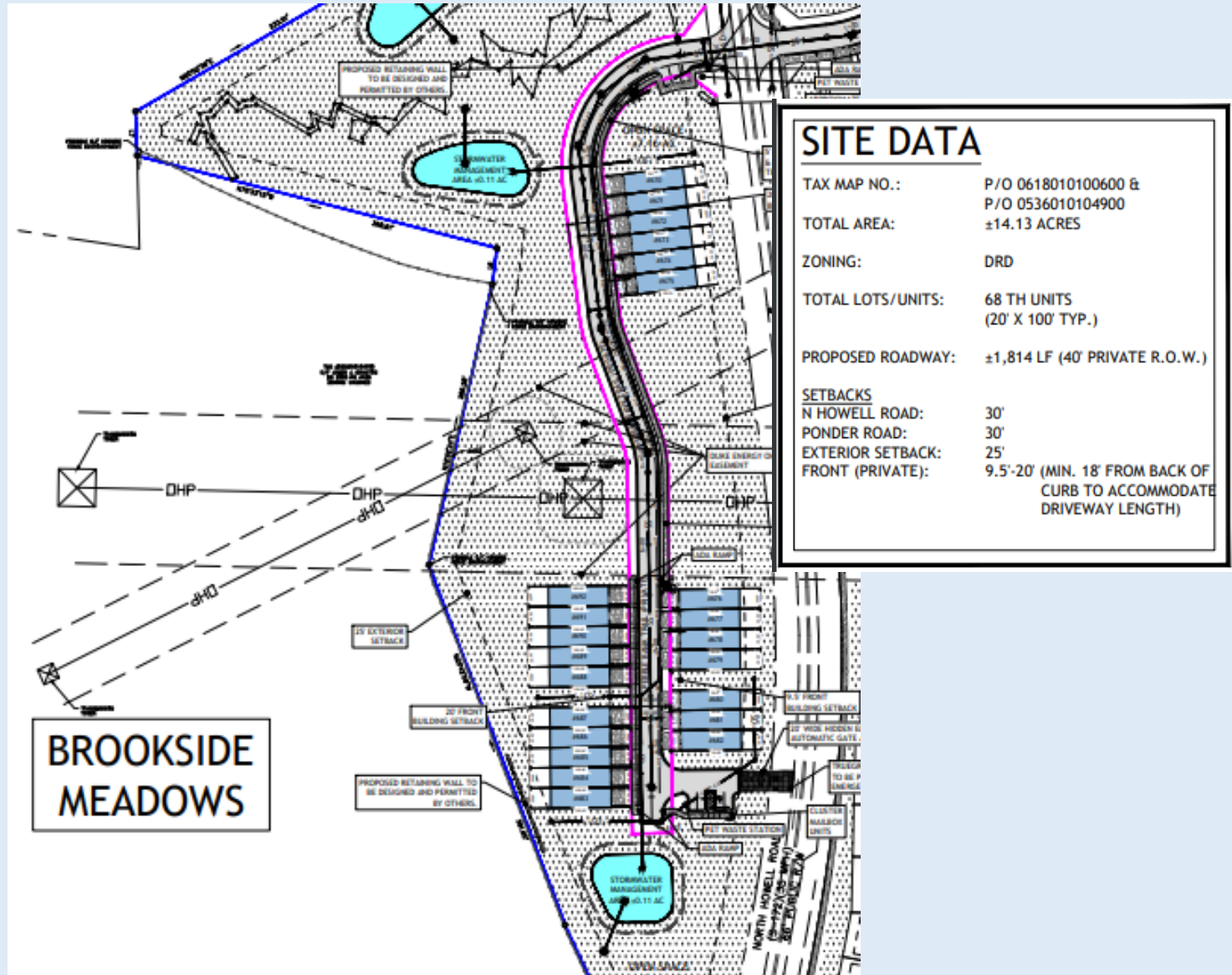


Planning Commission

Public Hearing Presentation

March 18, 2024

DOCKET NUMBER:	FDP 24-01
APPLICANT:	Bluewater Civil Design
ADDRESS:	N. Howell Road & Ponder Road
PARCEL ID NUMBER:	0618010100600; 0536010104900
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Final Development Plan approval

[illegible]

DOCKET NUMBER: RZ24-00002

APPLICANT: Greg Taylor

ADDRESS: 712 Main Street

PARCEL ID NUMBER: G016000100800; G016000100700;
G016000100900

EXISTING ZONING: DRD, Design Review District

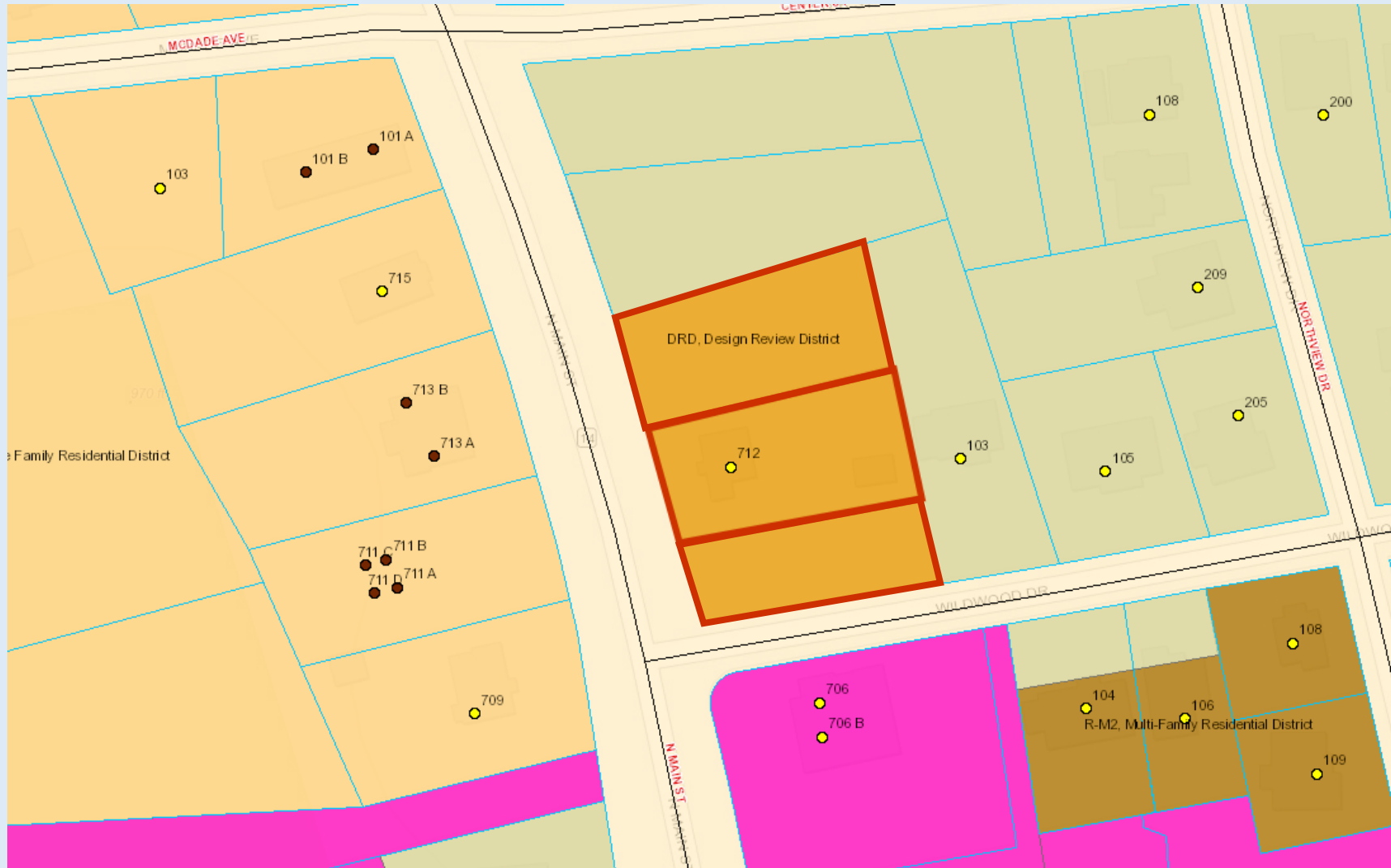
REQUEST: Rezone to Traditional Neighborhood (TN)

DOCKET NUMBER: RZ 24-02



DOCKET NUMBER: RZ 24-02

Current Zoning Map



DOCKET NUMBER: RZ 24-02

Future Land Use



DOCKET NUMBER: RZ 24-02



DOCKET NUMBER:	RZ 24-03
APPLICANT:	Claudia Jaramillo
ADDRESS:	107 Mimosa Drive
PARCEL ID NUMBER:	G010000500100
EXISTING ZONING:	MD, Medium Density Residential
REQUEST:	Rezone to OP, Office Professional

DOCKET NUMBER: RZ 24-03



DOCKET NUMBER: RZ 24-03

Zoning Map



DOCKET NUMBER: RZ 24-03

Future Land Use

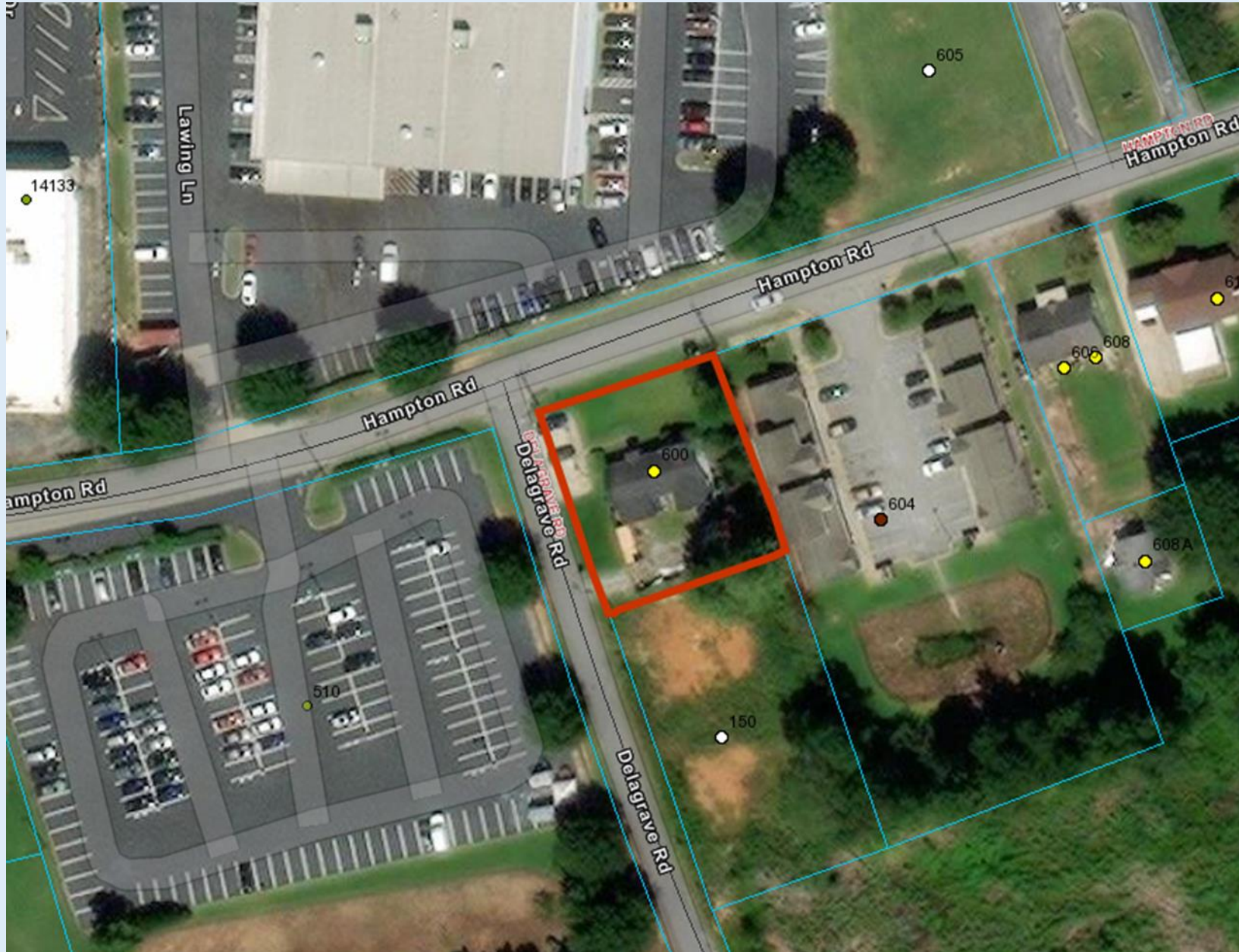


DOCKET NUMBER: RZ 24-03



DOCKET NUMBER: RZ 24-04
APPLICANT: Adelaida Garcia
ADDRESS: 600 Hampton Road
PARCEL ID NUMBER: 9-03-10-122.00
EXISTING ZONING: MD, Medium Density Residential
REQUEST: Rezone to TN, Traditional Neighborhood

DOCKET NUMBER: RZ 24-04



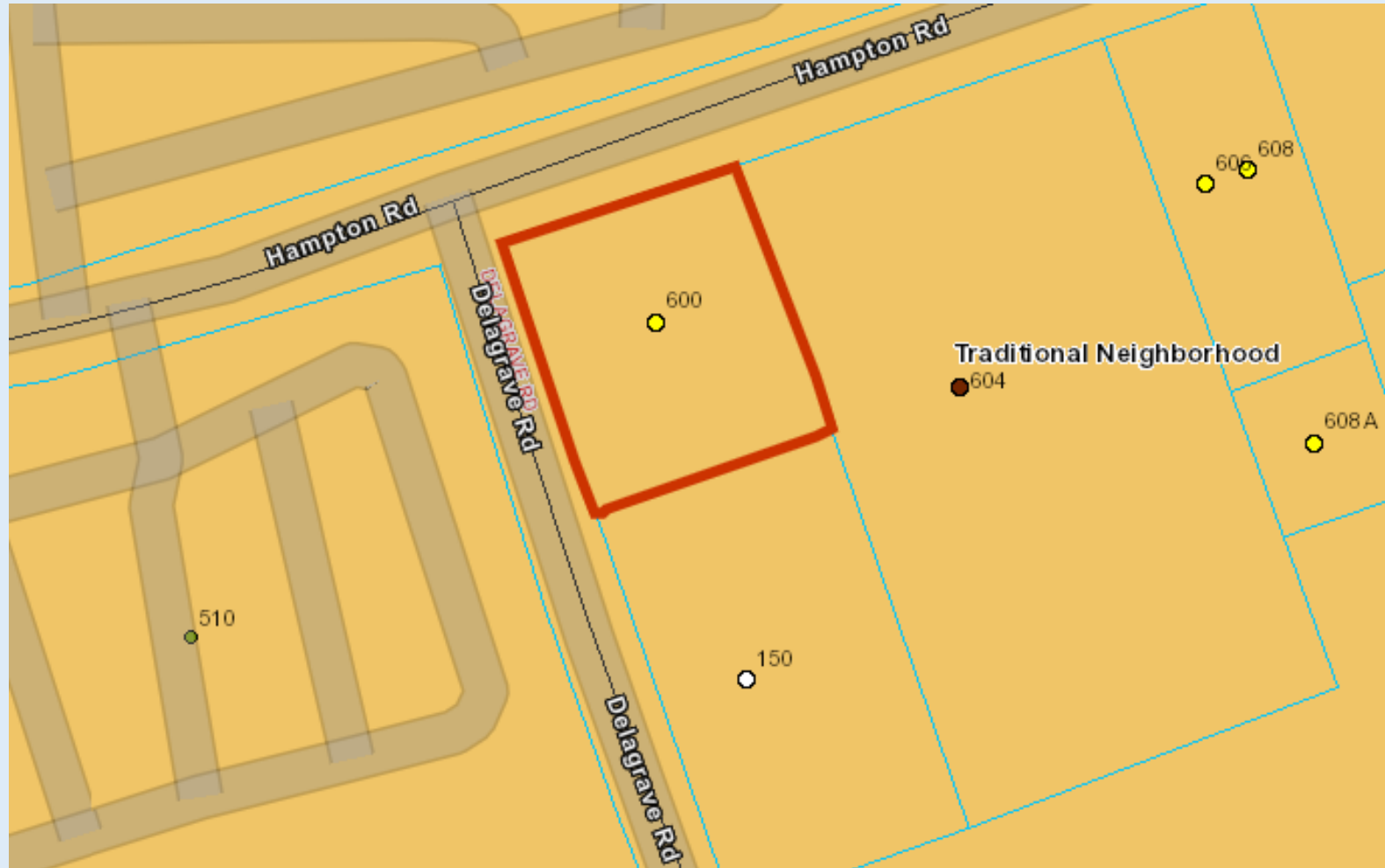
DOCKET NUMBER: RZ 24-04

Current Zoning Map



DOCKET NUMBER: RZ 24-04

Future Land Use



DOCKET NUMBER: RZ 24-04





Planning Commission

Public Hearing Presentation

March 18, 2024