



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
February 18, 2019 @ 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 or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. Jan 2019 GPC Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. RZ 2019-05
- B. SUB 2018-15
- C. SUB 2019-02
- D. SUB 2019-03

IV. OTHER BUSINESS

- A. Planning and Zoning Report

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/18/2019

Jan 2019 GPC Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 Jan 14 2019 GPC Minutes	2/5/2019	Cover Memo



City of Greer

Planning Commission Minutes

January 14, 2019

Members Present: Judy Jones, Vice Chairman
John Holland
William Lavender
Brian Martin
Mark Hopper, Chairman
Suzanne Traenkle

Member(s) Absent: Walden Jones

Staff Present: Kelli McCormick, Planning Manager
Brandon McMahan, Zoning Coordinator
Madeleine Block, GIS Planner
Molly Kaminski, Planning Intern

I. Call to Order

Mr. Hopper called the meeting to order and read the opening remarks to begin the meeting.

II. Election of Chair and Vice Chair

Action – Mr. Martin made a motion to nominate Mark Hopper as chair for 2019. Ms. Jones seconded the nomination. The motion carried with a vote of 6 to 0. Mr. Jones was absent from the vote.

Action – Ms. Jones made a motion to nominate Mr. Holland as vice chair for 2019. Mr. Lavender seconded the nomination. The motion carried with a vote of 6 to 0. Mr. Jones was absent from the vote.

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Holland made a motion to approve the minutes from the November 19, 2018 Planning Commission Meeting. Mr. Martin seconded the motion. The motion carried with a vote of 4 to 0. Ms. Traenkle and Mr. Hopper abstained from the vote. Mr. Jones was absent from the vote.

IV. Public Forum

Mr. Hopper read a brief statement about conducting the public forum section of the meeting and opened the public forum.

There was no one to speak at the public forum so Mr. Hopper closed the public forum section of the meeting.

V. Public Hearing

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

A. AN 2019-02

Mr. Hopper opened the public hearing for AN 2019-02.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

B. AN 2019-03

Mr. Hopper opened the public hearing for AN 2019-03.

Mr. Martin recused himself from this item.

Ms. McCormick gave the basic information for this request.

Michael Burgess, a local resident, asked what was going to happen to his property, as he thought it was surrounded by the proposed rezoning.

Ms. McCormick told Michael to stay for the rest of the meeting, as he would hear more information about what the developers are planning to do to the property.

There was no one else to speak for or against this request as such, Mr. Hopper closed the public hearing.

C. AN 2019-04

Mr. Hopper opened the public hearing for AN 2019-04. Mr. Martin recused himself from this item.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

D. RZ 2019-01

Mr. Hopper opened the public hearing for RZ 2901-01. Mr. Martin returned to the panel.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

E. RZ 2019-02

Mr. Hopper opened the public hearing for RZ 2019-02.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

F. RZ 2019-03

Mr. Hopper opened the public hearing for RZ 2019-03.

Mr. Lavender recused himself from this item.

Ms. McCormick gave the basic information for this request.

Speaker 1 (against) - Daniel Harrison, who lives across from the proposed rezoning for Greenville Student Success Academy (GSSA), spoke against the rezoning request. He said that he doesn't understand why they want to put this school here. He said that building a business in this community violates the very fabric of the community, and that it violates the zoning and the spirit of the community. He doesn't want the traffic that this school will bring right across from his house. He said that this will impact his community's quality of life.

He also said that his community does not know the future students and employees that will attend or work at this school and that this will change and impact their community.

He mentioned the kennel as another business in the community, but he said that the kennel has been there since 1979 and that the community grew up around it. He said that this rezoning opens a door for other businesses to come in and develop property here. He said that this rezoning will redefine their community as they know it.

He said that he supports business growth in Greer but not in their residential community. He also mentioned that GSSA already has a website up and they said they plan to accept students in February. He said this is a little presumptuous.

To conclude, he said he supports their mission but not at this location.

Speaker 2 (against) – Leigh E Smith, who lives on a farm down the street from the proposed rezoning, spoke against the request.

She said that Abner Creek Road is one of the most dangerous in the city. She expressed her concern for the added traffic GSSA will bring. She said that the location of this school is in the worst place of this road. She questioned why people would buy this property hoping to get it rezoned. She asked why they didn't buy a property already zoned the way they wanted it to be.

Speaker 3 (against) – Albert Bruder, who lives next door to Daniel Harrison and across the road from the proposed request, spoke against the request.

He said he has been in this community for 20 years. He said that he thinks that the people who own this property should be living there. He thought it was inappropriate that the owners didn't talk to anyone in the community. He said that he talked to the traffic engineer who said that no traffic impact study had been done. He also said that their community felt blindsided by the project because the rezoning signs were put up two weeks before the Planning Commission meeting was held. He said he felt that they were not fully informed on what was going on.

He mentioned a “community grapevine” where they find out information. He said they found out through this grapevine that apparently a young couple was going to buy the house, but then apparently the Johnsons came and bought the house in cash. He said that the city of Greer issued a building permit before they were granted a variance. He felt that the city and the Johnsons were disingenuous in how this went about. He compared this school to a Sylvan learning center, a business.

He said he doesn’t want to live across a business, and he said that if this happens he and Danny are going to sell their houses and move because of the change in the community. He also mentioned a complaint that there was construction work going on over holidays, on weekends, and during early mornings, and that the work was loud and disruptive.

There was no one else to speak for or against this request as such. Mr. Hopper closed the public hearing.

G. RZ 2019-04

Mr. Hopper opened the public hearing for RZ 2019-04.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

V. Old Business

There was no old business.

VI. New Business

A. AN 2019-02

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2019-02.

Ms. McCormick presented the staff analysis and recommendation for the request.

Jonathan Nett, the applicant, gave a brief overview of the request.

Mr. Martin asked if the screening along the eastern boundary line was still going to exist. Mr. Nett confirmed. Mr. Nett said they even extended the screening up Nichols drive.

Mr. Martin asked about emergency access to the subdivision and whether or not it is in the 25-foot buffer to the property. Mr. Nett said the emergency access runs parallel to the buffer.

Mr. Martin asked about the type of townhomes. Mr. Nett said they would be 1.5 to 2 story townhomes.

ACTION – Mr. Martin made a motion to approve AN 2019-02. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0.

B. AN 2019-03

Mr. Martin recused himself from the following request and stepped down from the panel.

Mr. Hopper opened the business meeting for AN 2019-03.

Mr. Martin recused himself from this item.

Ms. McCormick presented the staff analysis and recommendation for the request.

Craig Danneegger, Clarius Partners, LLC, representing the applicant, gave a brief overview of the request.

Mr. Holland asked about where the property of the man who spoke during the public hearing was. Michael, the resident who spoke during the public hearing, confirmed that his property was not adjacent to this request.

ACTION – Mr. Holland made a motion to approve AN 2019-03. Ms. Traenkle seconded the motion. The motion carried with a vote of 5 to 0.

C. AN 2019-04

Mr. Hopper opened the business meeting for AN 2019-04. Mr. Martin recused himself from this item and did not return to the panel.

Ms. McCormick presented the staff analysis and recommendation for the request.

Craig Danneegger, Clarius Partners, LLC, representing the applicant, gave a brief history of the zoning and a brief overview of the request.

Mr. Holland asked how soon the applicant plans to start development. Mr. Danneegger said that he doesn't know for sure yet, but that they plan to start development sometime this year.

ACTION – Ms. Jones made a motion to approve AN 2019-04. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

D. RZ 2019-01

Mr. Hopper opened the business meeting for RZ 2019-01.

Mr. Martin recused himself from this item and did not return to the panel.

Ms. McCormick presented the staff analysis and recommendation for the request.

Craig Danneegger, Clarius Partners, LLC, representing the applicant, gave a brief history and overview of the request.

ACTION - Mr. Lavender made a motion to approve RZ 2019-01. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0.

Mr. Martin returned to the panel for the following business meeting.

E. RZ 2019-02

Mr. Hopper opened the business meeting for RZ 2019-02.

Ms. McCormick presented the staff analysis and recommendation for the request.

Kevin Tumblin, applicant with NewStyle Communities, gave a brief overview of the request.

ACTION - Mr. Lavender made a motion to approve RZ 2019-02. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0.

F. RZ 2019-03

Mr. Hopper opened the business meeting for RZ 2019-03.

Mr. Lavender recused himself from this item and stepped down from the panel.

Ms. McCormick presented the staff analysis and recommendation for the request.

Mr. Johnson, applicant for the request, requested that several different people be brought up to speak on behalf of their application

1st Person - Gaye Sprague, of Sprague and Sprague Consulting Engineers, spoke in favor of the request. She has been in business since 1985 and does studies for cities, counties, and the state. She said she follows the same methods and procedures for every study she does so that each situation can be looked at objectively. She said that this case did not even generate enough trips to require a traffic study, but the owner requested she do one.

Ms. Sprague gave a brief overview of the methods, which are nationally recognized, she uses to complete her traffic analysis. She said that for this intersection the traffic grades are A's and B's, and will stay that way even at a 4% growth during the peak hours of this use.

She also looked at access points to this site to consider safety issues, and she also met with a DOT traffic planner. She said that the current driveway had some safety issues, so the clients are planning to close that driveway down and build another one to ensure safety.

Mr. Holland asked when the traffic study took place. Ms. Sprague said they take place on a Tuesday, Wednesday, or Thursday.

Mr. Holland asked which month the study was conducted. Ms. Sprague said the study took place in October, while school was in session.

Mr. Holland asked what times of day the study was conducted. Ms. Sprague said the traffic counts were taken from 7-9 am and 2-4 pm and that the highest hour of each of those was used.

Ms. Jones asked how she measured growth projection. Ms. Sprague said she used 4% rate of growth. She said she uses actual numbers to predict growth, and 4% was pretty high for this area.

Mr. Holland asked if this was the only study done and if the city had done one. Ms. McCormick answered and said that the city of Greer does not have a traffic engineer on staff and that they hire consultants to do traffic studies, in fact they have hired Sprague and Sprague Consulting

Engineers before to do studies for the city. She stated that DOT was planning to do a study in August to see if there would be a need for a 4-way stop at the Abner Creek and Liberty Hill intersection, but because Ms. Sprague was hired to do a traffic study around the same time, DOT decided not to do a study because it would only echo what Ms. Sprague found in her study.

2nd Person – Mr. Johnson called up John Duron, the civil engineer for the site.

Mr. Darrohn gave a brief overview of the current site plan for the property. He said that there would be a parking lot added that would have a space to drop off students, and probably a small impoundment for storm water mitigation.

Mr. Martin asked how wide Liberty Hill road is. Mr. Darrohn said that it is probably around 22 ft. wide.

Several members of the audience disagreed with his assertion of the road width.

Mr. Martin asked what the green was on the site plan. Mr. Darrohn said that that was existing vegetation, landscaping, and trees.

3rd Person – Mr. Johnson called up Aaron Salle, a parent who plans to send his daughter to GSSA once it is open.

Mr. Salle gave a brief overview of how he knows the Johnsons and the difficulties his daughter has in school. He advised his daughter will probably never be able to learn in a traditional school, and her doctor confirmed there are a lack of options for an appropriate school option for her. Mr. Salle said that he would be very excited to see more school options available for kids like his daughter.

4th Person – Mr. Johnson called up Ms. Johnson, the director of GSSA.

Ms. Johnson first read a letter of endorsement for GSSA from a teacher in the community. Ms. Johnson then gave an overview of her qualifications and experience in teaching. She is a licensed school psychologist and has spent 40 years in education. She has dedicated her life to educating students and has unique experience with children who are not doing well in school, even though they are highly intelligent.

Ms. Johnson said that she and her husband have used their own resources to create a community asset in Greenville. Ms. Johnson said she and her husband would like to use their remaining years to help the greater good and help children be taught in the way they need to be taught.

Ms. Johnson said this school's goal is to work with younger children in grades 1-4, to get them up to speed on the skills they need to succeed in higher grade levels. Ms. Johnson said that part of the demographic she is looking for are "pre-service" kids, kids who are several months behind but do not qualify for special services in a public school.

Mr. Martin asked Ms. Johnson why she wants this location and why she chose a rural area for GSSA instead of a more commercial location. Ms. Johnson answered and said she didn't know that's what she was doing when she selected the property. She said they looked at other properties and landed on this one.

Mr. Martin said, "so the location doesn't have any impact on the education then?" Ms. Johnson said that it does have an impact for her. Mr. Martin asked why then this location. Ms. Johnson

said that this was a very comfortable, inviting, welcoming, secure place. Ms. Johnson compared it to visiting your nanna's house. She said that it doesn't remind anyone of a traditional school, and that it provides a good association for school and learning for the very young children who will be attending GSSA. Ms. Johnson said that she simply fell in love with the place.

Mr. Martin asked if the site in its current situation is suitable for GSSA, or will there be additions to the property and building, such as ball fields, more buildings, etc... Ms. Johnson said the school is planning to have 75 students maximum, which is a high enough number for the kids to have friends.

Mr. Martin confirmed if the house and property in its current condition is enough to hold up to 75 students. Ms. Johnson said yes, it is. She advised that in the main house there here is enough room for 7 classrooms, each classroom having 10 students each and that there is heat and air in all buildings to make them usable.

Mr. Martin asked if GSSA will be providing food services, and Ms. Johnson said no.

Mr. Traenkle asked if there would be a fence around the property. Ms. Johnson said that a fence is part of phase two of the property, as there are two phases to this site. She explained, phase one was to make the property and buildings safe and usable and that there is a life safety plan in phase one. Ms. Johnson also said she plans to increase her student body up to 75 is over time; she doesn't plan to immediately open GSSA with 75 students. Ms. Johnson reiterated that the property is beautiful, and also said that the current driveway will be blocked off and will be a play area for students.

Mr. Holland asked about school activities on the weekends. Ms. Johnson answered and said that schools are centers and hubs of activity. She said that meeting on Saturdays would be a possibility if GSSA and the community decide that that would be a service to them. She continued to give an overview of the school's approach and curriculum. She said that the mornings would be filled with typical instruction, and the afternoons would be project based. Ms. Johnson said that lots of the neighbors have been asking why they want to do this, and she said that they are doing this to be a service to the community. She said that she and her husband will take no salary for the work they are doing, in order to keep tuition costs down. She said the highest cost items on a school's budget are the directors' salaries, and by eliminating those costs she will be able to charge less for tuition.

Mr. Holland asked if the school would qualify for public funding. Ms. Johnson answered that no it would not, but that is a deliberate choice because with their designation as a private school they have more freedom with whom to hire.

Mr. Martin asked how long the Johnsons have been in this area, and Ms. Johnson said they have been here for four years.

Mr. Holland asked if students will have to test in to get into the school. Ms. Johnson said yes.

Mr. Holland asked if there will be opportunities for scholarships what are some options for parents that can't afford the tuition. Ms. Johnson said that yes, there will be opportunities to work at the school in order to get a discount.

Mr. Holland asked for clarification of this case going to the BZA board and not passing.

Mr. McMahan advised that this case came to the BZA in July as a special exception to the zoning code. It was held so that the Johnsons could hire someone to do a traffic study, and at the BZA meeting after the traffic study was done, the motion did not pass because of a 3-3 tie vote. Therefore, the Johnsons are trying to get this property rezoned to a DRD.

Ms. McCormick gave a brief overview of the zoning in this area stating it is mostly residential.

Mr. Martin asked the neighbors to give clarification on where they live according to the map.

Mr. Daniel Harrison shows the Commission on the map where they live.

Ms. McCormick gives further explanation to the zoning and other properties in this area, including a church and a dog kennel.

Mr. Martin asked how long the neighbors have lived there. Mr. Harrison stated he has lived there since 2007. Mr. Bruder stated he has lived there for 20 years, and another neighbor said he has lived there since 2015 and gave his view of the traffic in the area.

Mr. Holland asked Ms. Johnson if they are planning on putting fencing around the entire property. Ms. Johnson said they will be fencing a play area first, and putting in some fencing for safety. Mr. Holland asked if children would be playing in the front yard of the house. Ms. Johnson answered no. Mr. Holland asked where they would be putting in a play area. Ms. McCormick pulled up the site plan on the map. Mr. Holland asked what the blue area on the site map is. Ms. McCormick said that that is an area for storm water maintenance. Mr. Johnson said there is an old fence on the left side to the back of the building, and that they envision a play area around there in the back of the property. He said they don't plan to fence the entire property, but they will around a certain area.

Mr. Holland asked if they are leaving the trees on the property. Mr. Johnson said they are planning to leave all of the existing trees, except for one that DOT is looking at that may be in the line of sight.

Mr. Holland said that earlier there was a question of putting in a 4-way stop at the intersection of Abner Creek and Liberty Hill. Mr. Holland asked if there was a proposal for that from the neighborhood. Ms. McCormick said that there wasn't a proposal for that from the community; it was an idea she had put forth after the neighbors had complained about high speeds on Abner Creek at the July BZA meeting. However, the community did not want a 4-way stop because they didn't want to have a problem backing out of their driveways, so the issue was dropped.

Mr. Holland expressed confusion because the neighbors were complaining about safety, yet they did not want a 4-way stop sign that would help with this problem because it would be an inconvenience. Mr. Holland said according to the traffic study they only have traffic during certain times, but the neighbors said they have traffic issues during all hours.

Someone from the crowd tried to speak to explain the traffic issue, but Mr. Hopper denied their request.

Mr. McCormick said that there probably is traffic in this area due to construction. Someone from the crowd shouted that dump trucks traveling on this road are the problem. Ms. McCormick continued and said that she does not believe the traffic study numbers were incorrect. The city engineers and DOT have reviewed this study and have verified it. Ms. McCormick used Google maps to show Planning Commission what it is like to drive down Abner Creek road.

Mr. Holland asked if DOT recommended a 4-way stop at the intersection of Abner Creek and Liberty Hill road. Ms. McCormick answered that they did not study that possibility because the city of Greer did not ask them to consider that option. Mr. Holland asked what the results of a traffic study with the option of a 4-way stop included would be. Ms. McCormick said that she doesn't know because they did not do a traffic study with that option as a possibility to slow down traffic.

A woman from the audience asked to speak and Mr. Hopper denied her request.

Mr. Holland said he would like to see more information on issues and solutions for this area.

Mr. Holland asked what the next steps are if this request gets approved. Ms. McCormick said this request, if approved, would go to City Council for a first reading on February 12. Depending on their action, it would have a second reading during the second Council meeting in February. If approved the final plat for the request would go back to the Planning Commission and would have to be approved. This final plat would have to mirror their statement of intent and concept. If they make any changes after their final plat is approved they would have to come back to the board to be approved again.

Ms. McCormick brought up the traffic study again, saying that this study done by Ms. Sprague was reviewed by the DOT, and that stop signs were not found to be required from this study but that they could be requested. Ms. McCormick also mentioned that depending on the nature of development and the estimated traffic it could bring, more safety measures might need to be undertaken. For example, if the Johnsons wanted to develop a subdivision on that property, which is within their rights the zoning in this area, the anticipated increased traffic might warrant a stop sign or even a stop light. However, for the study that was done by Ms. Sprague, the current and anticipated traffic levels did not require these measures.

Mr. Holland asked if there were any turning concerns in the new parking lot the Johnsons are planning to build. Ms. McCormick said there are no turning concerns. Ms. Johnson said that several students may carpool and that parents will have carpool and traffic duty to help with drop-off and pick-up times. She also said that traffic comes in spurts and that not everybody will be getting there at the same time.

Mr. Holland asked if the school would be open for 12 or 9 months. Ms. Johnson said 9 months.

Mr. Hopper asked if anyone would make a motion.

ACTION – Mr. Martin made a motion to deny RZ 2019-03. No one seconded the motion. The motion failed.

Mr. Hopper asked if there was a motion to approve. No one made a motion to approve.

Mr. Hopper asked Mr. Martin to explain his opposition. Mr. Martin said he did not think it was an appropriate location for the use requested. He said that the city of Greer residents who live there now have been there longer than the property owners of the case in question, and that he wants to favor those who have been there longer. He also said there is a public school down the road. He said that he doesn't think this use in this location would be beneficial to the immediate community surrounding this property. He said he questions whether this change in zoning benefits the community as a whole, or whether it would just benefit this property owner. He said that he thinks the changes to this plan bring about more negative than positives. He said the

many citizens come and express concern of the change in the rural nature of the area, and that most of the time those citizens are not city residents. However in this case those concerned are city residents, so we need to give deference to that. He said he is also concerned about approving the zoning as a DRD, because then any small change the property owners want to add must be approved by the Planning Commission. He also said that this request did not pass under the BZA, and that if it passes in the Planning Commission that would have even bigger implications because the actual zoning would be changed, instead of just a special exception being approved, which was the request to the BZA.

Mr. Hopper asked for staff to clarify their recommendation for approval of this request. Ms. McCormick said that a school is allowed as a special exception in the area's current zoning because it is considered a quasi-residential use, and so staff recommended the request for approval to the BZA as a special exception. The motion failed at the BZA meeting because of a tie vote, and so staff now recommends that this request be approved by Planning Commission as a DRD zoning district. Ms. McCormick pointed out that the use requested by the Johnsons is still a school, which is a use permitted by special exception in the current zoning district. She also added that due to the employment center close to this area and the growth happening in this area that their recommendation is progressive.

Mr. Martin asked how a school can be approved as a DRD when this is a commercial use that is a for-profit enterprise. Ms. McCormick said that the zoning ordinance does not limit the type of school being approved as a special exception. Any type of school can be approved.

Mr. Hopper asked what the zoning is for the property that has the kennel on it. Mr. McMahan said that the zoning there is R-S, or Residential-Suburban. Ms. McCormick added that this use also is approved by special exception, and that Residential-Suburban zoning has several business uses allowed because it is rural in nature and residents who live in R-S do need certain businesses uses for agricultural support.

Mr. Traenkle thanked Ms. Johnson for clarification on why she wanted to establish GSSA here. She said that neighbors felt unsure on what was going on at the property, and that Ms. Johnson very much clarified what she plans on doing in starting the school. She also said she understands Ms. Johnson's perspective on viewing the property as a welcoming, inviting place and what drew her to this house and area. She also said that she understands where Mr. Martin is coming from and that it doesn't seem an appropriate use of the property. She said she feels torn, and that this issue is a catch-22 for her. She also said that the neighbors need to take Ms. Johnson's desire for GSSA to be here as a compliment to their area and community.

Mr. Hopper asked Ms. Traenkle and Mr. Martin to clarify. Do they have a problem with the school being a for-profit enterprise? Mr. Martin and Ms. Traenkle said no they don't have a problem with that. Mr. Martin thinks the business model is appropriate, but doesn't think that the property in question is appropriate for this zoning change. He understands why the Johnsons wanted the school to be here because it is a beautiful piece of property, but due to the community surrounding the area, he doesn't think that this is an appropriate change for this area. Mr. Martin reiterated that he doesn't have a problem with the business or with the business model, but he doesn't think that this is an appropriate change of zoning due to what is already in this community, especially when current residents are opposed to the change. Mr. Holland said he agreed with Mr. Martin.

ACTION – Mr. Martin made a motion again to deny RZ 2019-03. Mrs. Jones seconded the motion. The motion carried with a vote of 4 to 1. Mr. Hopper voting for approval.

Ms. McCormick reminded the Planning Commission that this request will go to City Council on February 12 to be voted on. Because this request was not approved by the Planning Commission, which is a recommending body to Council, Council must approve it by a supermajority at the first reading for it to pass.

G. RZ 2019-04

Mr. Hopper opened the business meeting for RZ 2019-04. Mr. Lavender returned to the panel.

Ms. McCormick presented the staff analysis and recommendation for the request.

Scott Gillespie, Deep River South Development, applicant for this request, gave a brief history and overview of the request.

Mr. McCormick gave a clarification of the zoning allowed in this area and why this request is for a DRD.

Mr. Holland asked when construction will start. Mr. Gillespie said that construction will hopefully start by late this year. Ms. McCormick clarified that construction may start after their final development plan is approved.

Mr. Martin questioned the location of the sidewalks. Mr. Gillespie said that he is going to talk more with planning and engineering staff to determine the best location for sidewalks and potential crosswalks.

Mr. Holland asked for clarification on the sidewalks again. Ms. McCormick clarified that there will be sidewalks around the entire perimeter of their site. She also said that the sidewalks will be compatible with the land development requirements, and there would be the possibility of them adding a crosswalk.

Mr. Holland asked if there were sidewalks on both sides of Chandler Creek road. Ms. McCormick said that no, there is a sidewalk only on one side of the street, and that it's not in very good condition.

ACTION - Mr. Holland made a motion to approve RZ 2019-04. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0.

VII. Other Business

Ms. McCormick explained why SUB 2018-23 is not on the agenda for this month's meeting.

VIII. Executive Session

There was no executive session.

IX. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Holland seconded the motion. The meeting adjourned at 8:43 p.m.

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/18/2019

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Public Hearing Presentation	2/5/2019	Cover Memo

Planning Commission City of Greer

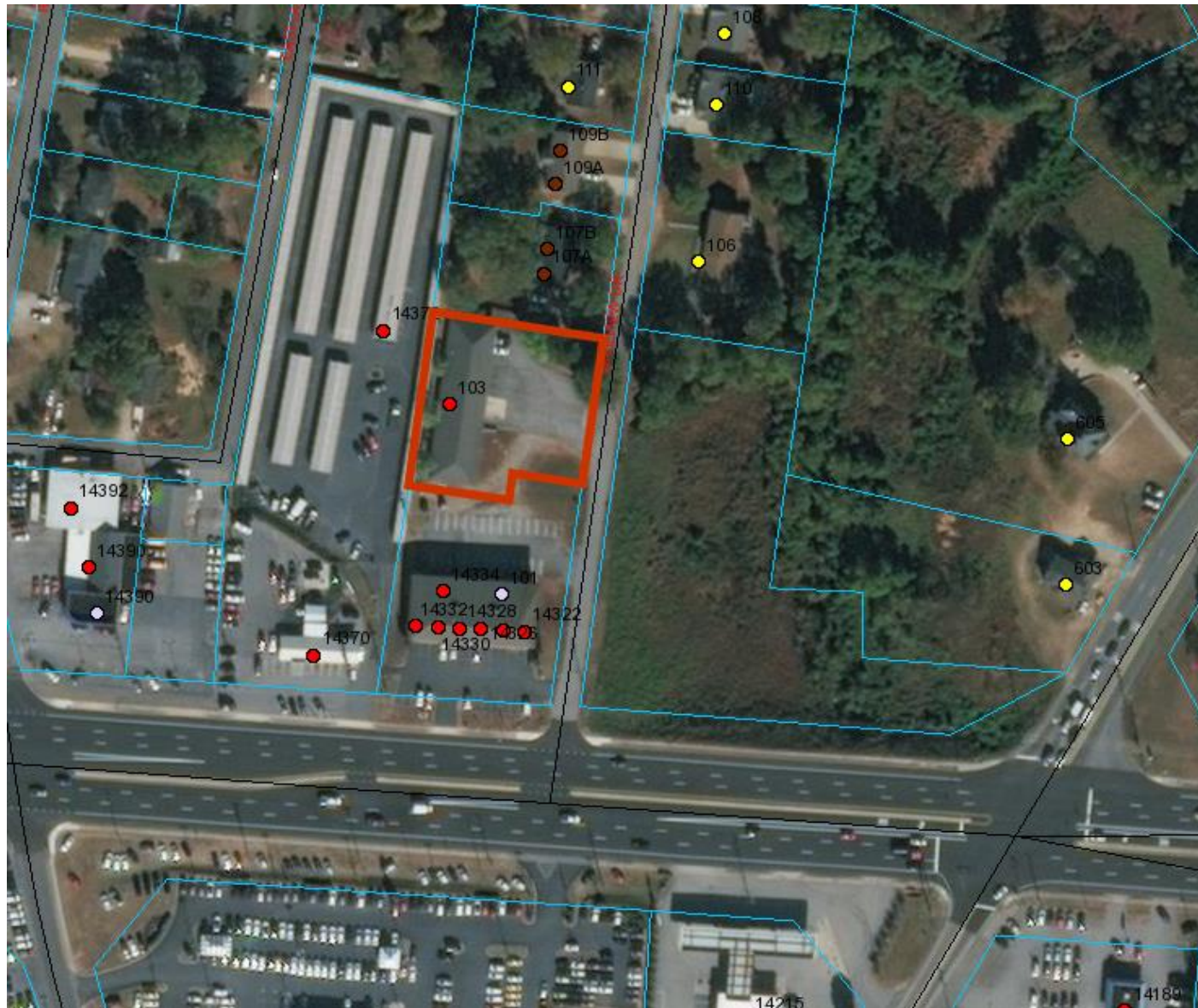
February 18, 2019

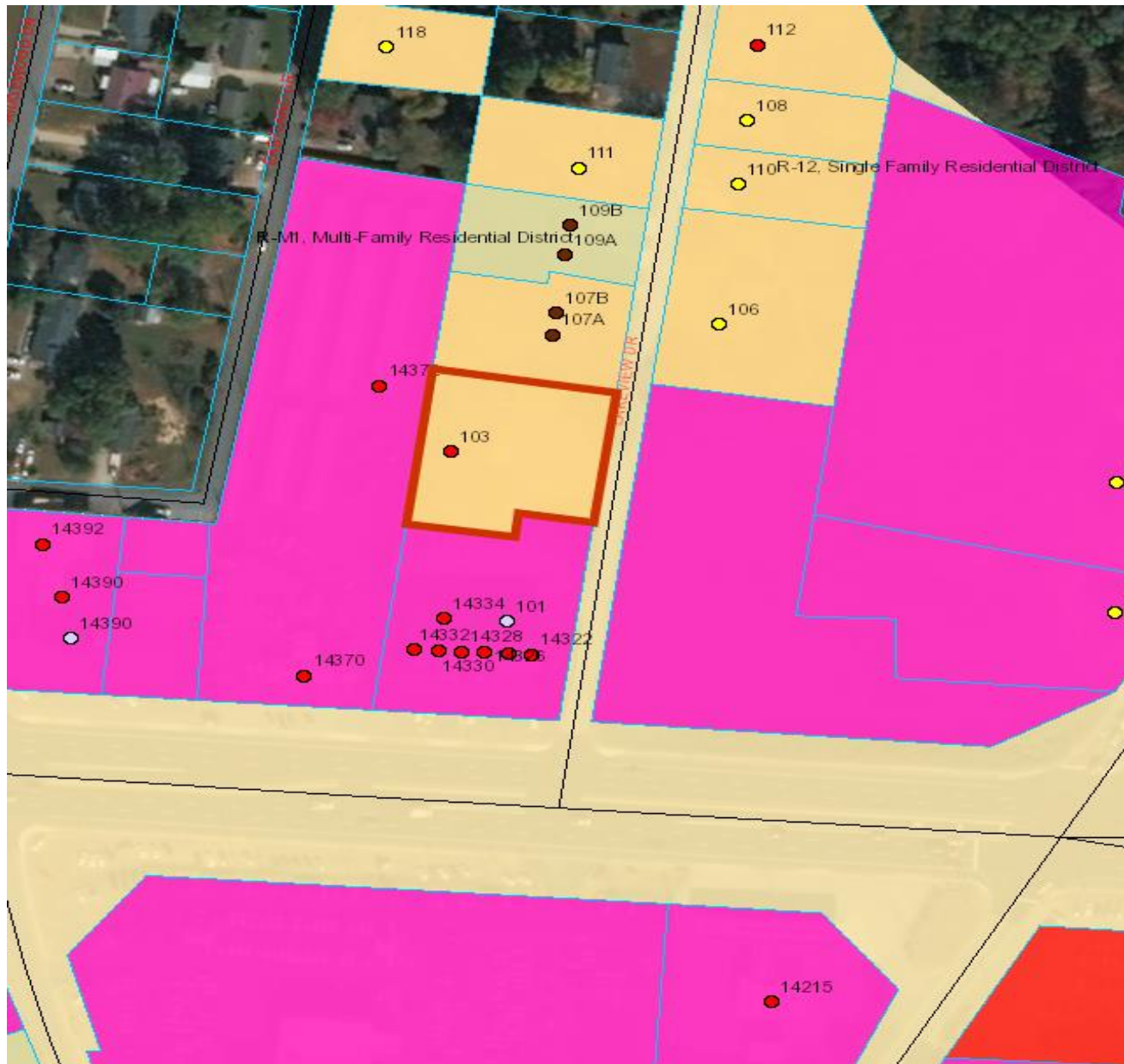
Public Hearing

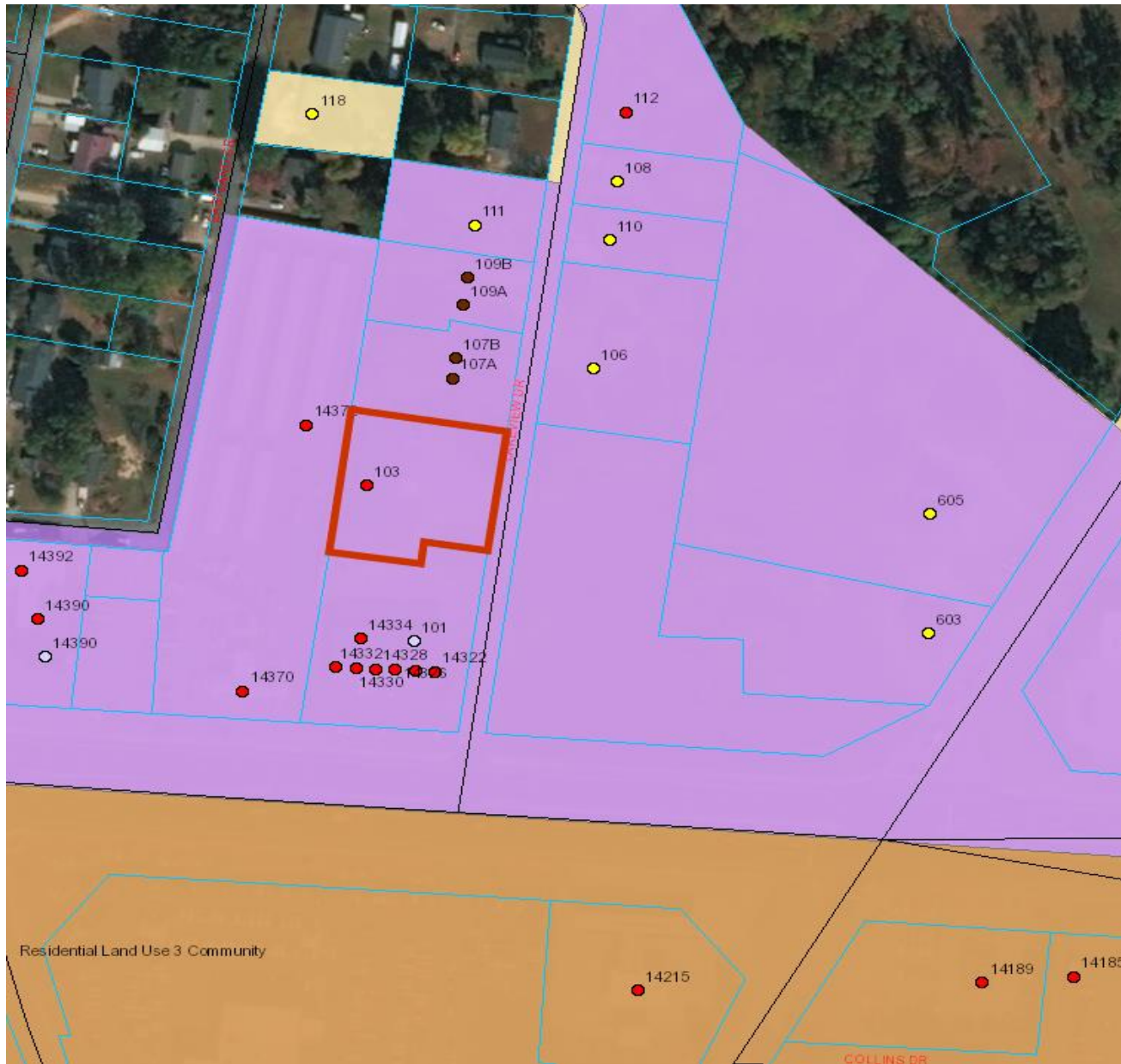


DOCKET NUMBER:	RZ 2019-05
APPLICANT:	Brad Toy, Langston-Black
ADDRESS:	103 Lakeview Dr
PARCEL ID NUMBER:	9-03-10-029.13
EXISTING ZONING:	R-12, Single Family Residential
REQUEST:	Rezone to C-3, Commercial

DOCKET NUMBER: RZ 2019-05







Future Land Use Map

DOCKET NUMBER: RZ 2019-05



Planning Commission City of Greer

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
2/18/2019

RZ 2019-05

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application	2/5/2019	Cover Memo
<input type="checkbox"/> Corrected Application	2/5/2019	Cover Memo



**ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)**

Date Jan 24, 2019

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) Spartanburg County Tm# 9-03-10-029.13
Property Address(s) 103 Lakeview Dr., Greer, SC
Acreage of Properties 2.65 acres County Spartanburg

Applicant Information

Name Brad Toy, Langston-Black
Address 1001 W. Wade Hampton Blvd.
Greer, SC 29650
Contact Number 864-690-7429
Email btoy@langston-black.com

Property Owner Information

(If multiple owners, see back of sheet)

Name T+H Developmental, LLC
Address 12990 E. Wade Hampton Blvd.
Duncan, SC 29334
Contact Number 864-879-7227
Email jtuck@tuckandhowell.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes No

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-12 to C2.

Existing Use: commercial Proposed Use: commercial

Signature(s) Richard L. Tuck

If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed 1-24-19

Case No. RZ 2019-05

Meeting Date 2-18-19

See Reverse



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date Jan 24, 2019

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) Spartanburg County TM# 9-03-10-029.13
Property Address(s) 103 Lakeview Dr., Greer, SC
Acreage of Properties ~.65 acres County Spartanburg

Applicant Information

Name Brad Toy, Langston-Black
Address 1001 W. Wade Hampton Blvd.
Greer, SC 29650
Contact Number 864-690-7429
Email btoy@langston-black.com

Property Owner Information

(If multiple owners, see back of sheet)

Name T+H Developmental, LLC
Address 12990 E. Wade Hampton Blvd.
Duncan, SC 29334
Contact Number 864-879-7227
Email j.tuck@tuckandhowell.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes No X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-12 to C1.

Existing Use: commercial Proposed Use: commercial

Signature(s) Richard L. Tuck

If not the property owner, an
Acting Agent Authorization from
will be required at the time of
submittal.

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed 1-24-19
Meeting Date 2-18-19

Case No. RZ 2019-05

See Reverse

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
2/18/2019

SUB 2018-15

ATTACHMENTS:

Description	Upload Date	Type
▣ Application	2/5/2019	Cover Memo
▣ FDP Echo Ridge	2/5/2019	Cover Memo



Final Development Plan Review Application

Date 1/15/19

Proposed Development Name Echo Ridge

Tax Map Number(s) G006000200200, G006000200204, G006000200205

Circle Current Zoning of Property:

DRD PD

Applicant Information

Name Jay Martin
Address 10 Williams Street Greenville, SC 29601
Contact Number 864-444-1896
Email jaymartin@arborengineering.com

Property Owner Information

Name Echo Ridge Venture, LLC
Address 7 Hindman Drive Greenville, SC 29609
Contact Number 864-907-6509
Email phillip@falconsouthcarolina.com

If the applicant is not the property owner, an Acting Agent Authorization form will be required at time of submittal.

- 1 paper copy and 1 digital copy of site plan, meeting the requirements of Section 3.2 of the City of Greer Land Development Regulations, must be submitted to the Planning Office by deadline date. No building permits shall be issued until site plans have been reviewed and approved by the Planning Commission.
- The fee for this application is \$ **75.00** and due at time of submittal.

Applicant Signature

Print

JAMES D MARTIN III

OFFICE USE ONLY

GPC Meeting Date 2-18-19

Staff Recommendation

Received by (Staff Name) BB

Category Number: III.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
2/18/2019

SUB 2019-02

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application	2/5/2019	Cover Memo
<input type="checkbox"/> Preliminary Plat	2/5/2019	Cover Memo



Building & Development Standards

Subdivision Application

**All applications must be completed and have all applicable fees submitted by deadline dates to be reviewed. **

Applicant: ☐ Owner ☐ Developer ☒ Engineer ☐ Surveyor ☐ Agent ☐ Person(s) Contracting for Sale

Name of Subdivision/Development: Oakton

Address: 2308 E Gap Creek Rd, Greer

Phase or Section: 1

Current Land Use: Residential Single Family

Tax Map #: 0536010105000 & 9-02-00-001.00

Type of Plat: ☒ Preliminary ☐ Summary ☐ Final ☐ Site Plan

Number of Lots: N/A

Number of Units: 92

Number of Bldgs:

Total Acreage: +/- 29.18

Miles of New Rd: +/- .69

Maintenance: Public ☒ Private ☐

Contact Information

Owner: Washington Baptist Church

Contact Number: 864.350.1277

Address: 3500 N Hwy 14

City: Greer **State:** SC **Zip:** 29651

Email: wronknight@yahoo.com

Developer: Essex Homes Southeast, Inc.

Contact Number: 704.423.8988

Email: bbennett@essexhomes.net

Surveyor: 3D Land Surveying

Contact Number: 864.272.0274

Email: david@3dls.net

Engineer: Bluewater Civil Design - Paul Harrison

Contact Number: 864.735.5068

Email: paul@bluewatercivil.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described?

Yes ☐ No ☒



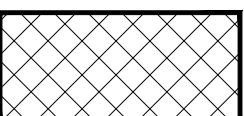
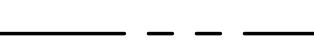
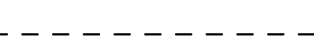
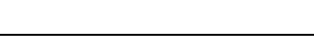
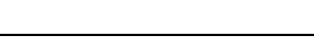

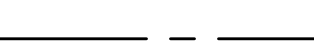
Applicant Signature: Paul Harrison

Date: 1-10-2019

SITE DATA

TAX MAP NO.:	0536010105000 & 9-02-00-001.00
LAND AREA:	±29.18
ZONING:	R-12 (CLUSTER)
SETBACKS:	
E. GAP CREEK ROAD:	30'
EXTERIOR SETBACK:	25'
FRONT SETBACK:	20'
TOTAL ROADWAY:	±2,720 LF (24' PAVED W/ 44' R.O.W.) ±930 LF (22' PAVED W/ 42' R.O.W.) ±3,650 LF TOTAL
PROPOSED LOTS:	92 SFR LOTS (55' (W) X 120' (D))

SITE LEGEND

	ASPHALT PAVEMENT SECTION
	DEVELOPABLE OPEN SPACE
	UNDEVELOPABLE OPEN SPACE
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED E.O.P./CURB LINE
	EXISTING E.O.P.
	PROPOSED C/L ROAD

GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 42' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG E. GAP CREEK ROAD PROVIDED BY GREER CPW.
- THE CITY OF GREER IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

R.O.W. NOTE:

ALL WORK WITHIN THE EXISTING R.O.W. (E. GAP CREEK ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

DIMENSION NOTE:

ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.

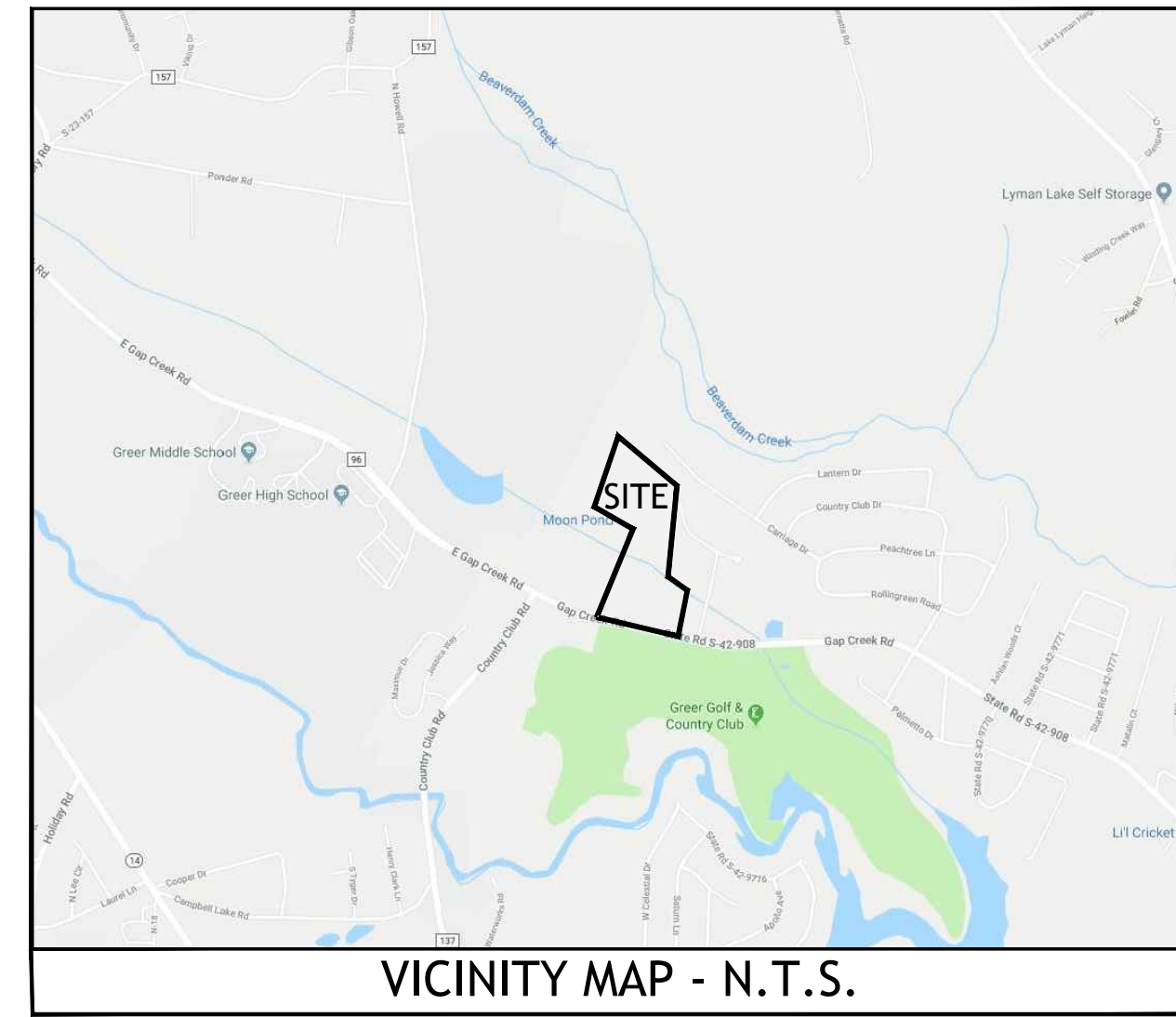
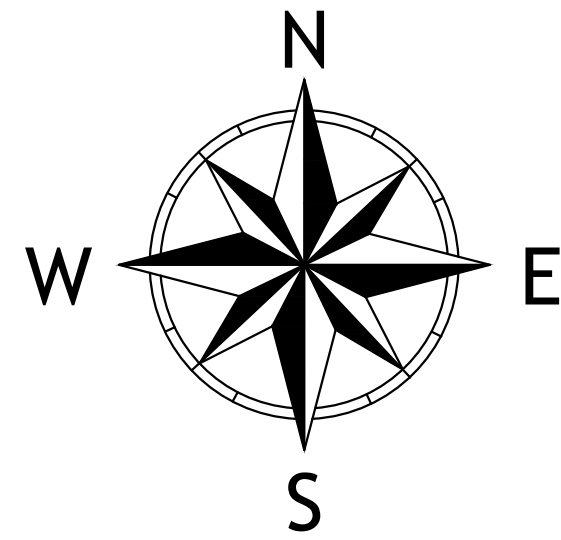
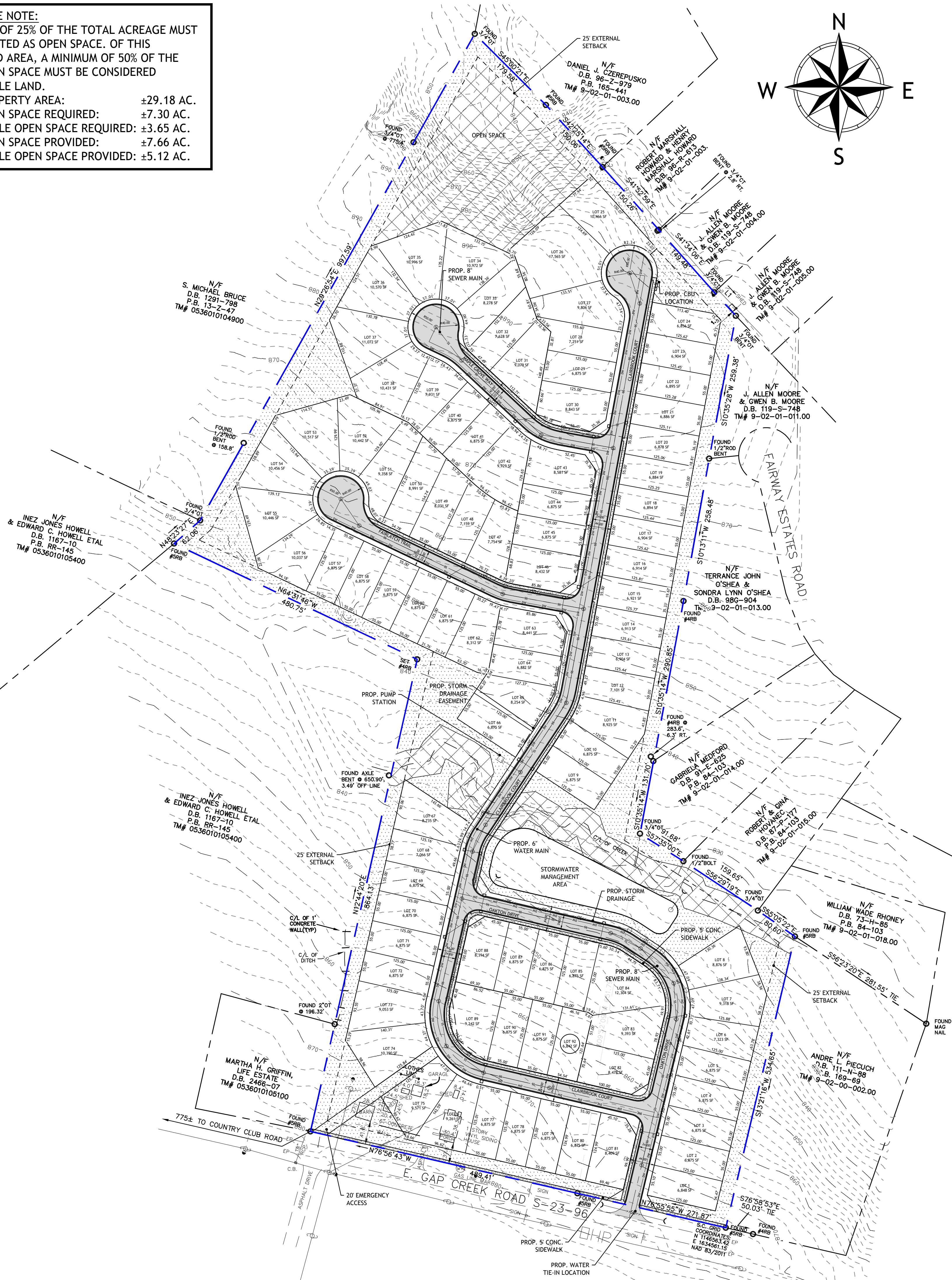
NOTE:

ALL EXISTING STRUCTURES ONSITE (HOMES, BUILDINGS, SHEDS, SEPTIC TANKS, WELLS, ETC.) TO BE REMOVED IN A LEGAL MANNER.

OPEN SPACE NOTE:

A MINIMUM OF 25% OF THE TOTAL ACREAGE MUST BE DESIGNATED AS OPEN SPACE. OF THIS DESIGNATED AREA, A MINIMUM OF 50% OF THE TOTAL OPEN SPACE MUST BE CONSIDERED DEVELOPABLE LAND.

TOTAL PROPERTY AREA: ±29.18 AC.
TOTAL OPEN SPACE REQUIRED: ±7.30 AC.
DEVELOPABLE OPEN SPACE REQUIRED: ±3.65 AC.
TOTAL OPEN SPACE PROVIDED: ±7.66 AC.
DEVELOPABLE OPEN SPACE PROVIDED: ±5.12 AC.



DEVELOPER

COMPANY: ESSEX HOMES SOUTHEAST, INC.
ADDRESS: 430 ROPER MOUNTAIN ROAD - SUITE 430G GREENVILLE, SC 29615
PHONE: 704-423-8988
CONTACT: BOB BENNETT
EMAIL: BBENNETT@ESSEXHOMES.NET

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
PHONE: 864-735-5068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

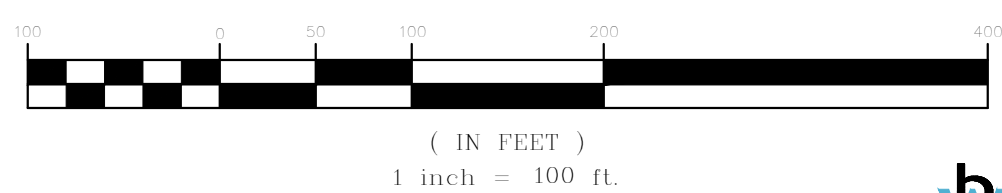
SURVEYOR

COMPANY: 3D LAND SURVEYING
ADDRESS: 10 CENTURY DRIVE GREENVILLE, SC 29607
PHONE: 864-272-0274
CONTACT: DAVID MODNY, P.L.S.
EMAIL: DAVID@3DLS.NET



Know what's below.
Call before you dig.

GRAPHIC SCALE



Category Number: III.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
2/18/2019

SUB 2019-03

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	2/5/2019	Cover Memo
❑ Preliminary Plat	2/5/2019	Cover Memo



**Building & Development
Standards
Subdivision Application**

**All applications must be completed and have all applicable fees submitted by deadline dates to be reviewed. **

Applicant: ☐ Owner ☒ Developer ☐ Engineer ☐ Surveyor ☐ Agent ☐ Person(s) Contracting for Sale

Name of Subdivision/Development: Project O'Hare

Address: Lister Road

Phase or Section: 1 **Current Land Use:** Residential, Mining, and No Use

05-14-00-039.01, 05-14-00-039.02, 05-14-00-039.03, 05-14-00-040.01,

Tax Map #: 05-14-00-041.00, 05-14-00-042.00, 05-14-00-048.00,

Type of Plat: ☒ Preliminary ☐ Summary ☐ Final ☐ Site Plan

Number of Lots: 4 **Number of Units:** **Number of Bldgs:** 2
Total Acreage: 167.55 **Miles of New Rd:** 0.15 **Maintenance:** Public Private

Contact Information

Owner: CP Greer, LLC **Contact Number:** 312-386-7157

Address: 200 W. Madison St., Suite 3410 **City:** Chicago **State:** IL **Zip:** 60606

Email: cdannegger@clariuspartners.com

Developer: Clarius Partners - Craig Dannegger **Contact Number:** 312-386-7157

Email: cdannegger@clariuspartners.com

Surveyor: EAS Professionals - Daniel Stiles **Contact Number:** 864-901-3751

Email: dstiles@eas-pro.com

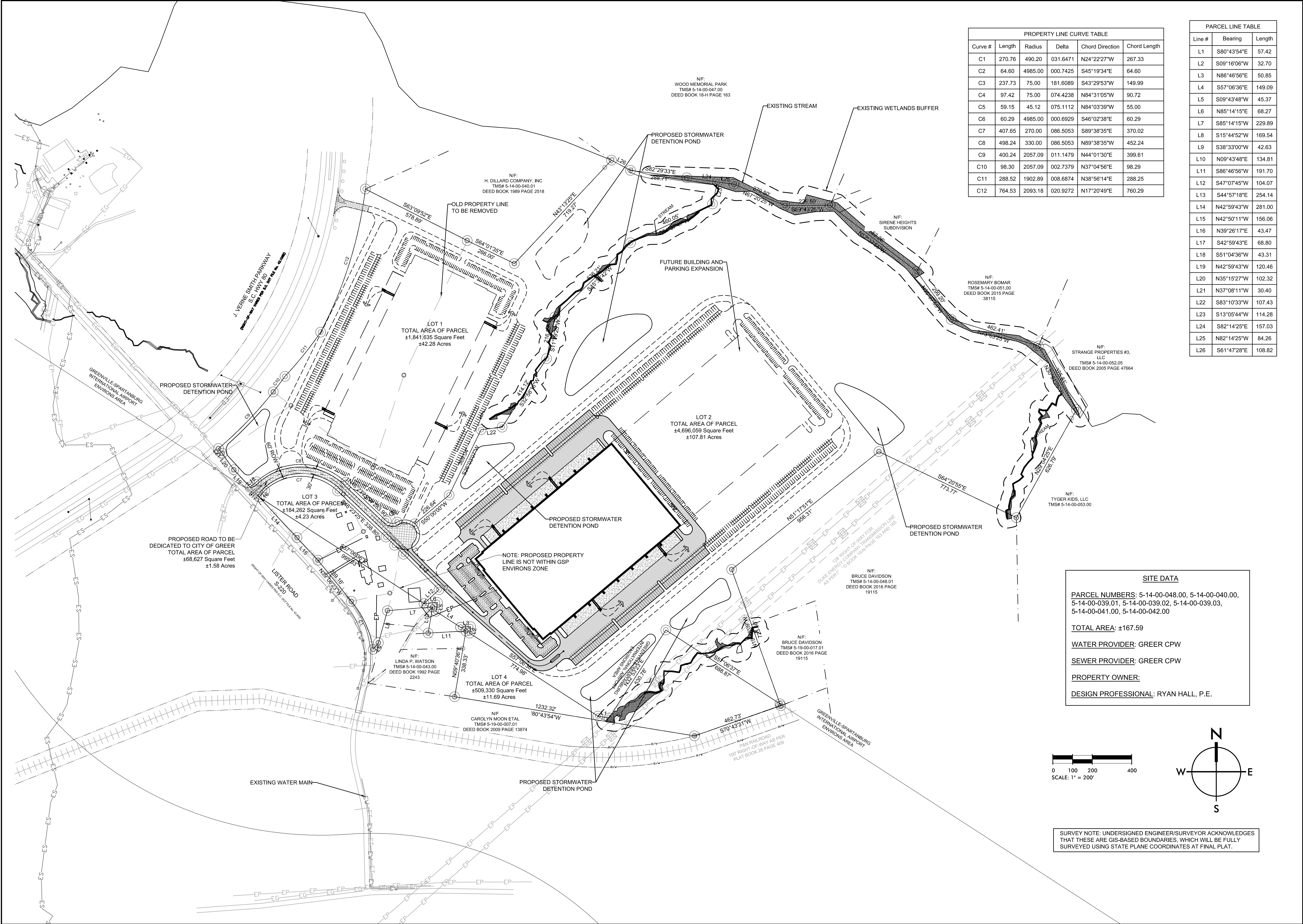
Engineer: Seamon Whiteside - Ryan Hall **Contact Number:** 843-333-5962

Email: rhall@seamonwhiteside.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described?

Yes No X

Applicant Signature:  **Date:** 1/17/2019



PROPERTY LINE CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	270.76	490.20	031.6471	N24°22'27"W	267.33
C2	64.60	4985.00	000.7425	S45°19'34"E	64.60
C3	237.73	75.00	181.6089	S43°29'53"W	149.99
C4	97.42	75.00	074.4238	N84°31'05"W	90.72
C5	59.15	45.12	075.1112	N84°03'39"W	55.00
C6	60.29	4985.00	000.6929	S46°02'38"E	60.29
C7	407.65	270.00	086.5053	S89°38'35"E	370.02
C8	498.24	330.00	086.5053	N89°38'35"W	452.24
C9	400.24	2057.09	011.1479	N44°01'30"E	399.61
C10	98.30	2057.09	002.7379	N37°04'56"E	98.29
C11	288.52	1902.89	008.6874	N38°56'14"E	288.25
C12	764.53	2093.18	020.9272	N17°20'49"E	760.29

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	S80°43'54"E	57.42
L2	S09°16'06"W	32.70
L3	N86°46'56"E	50.85
L4	S57°06'36"E	149.09
L5	S09°43'48"W	45.37
L6	N85°14'15"E	68.27
L7	S85°14'15"W	229.89
L8	S15°44'52"W	169.54
L9	S38°33'00"W	42.63
L10	N09°43'48"E	134.81
L11	S86°46'56"W	191.70
L12	S47°07'45"W	104.07
L13	S44°57'18"E	254.14
L14	N42°59'43"W	281.00
L15	N42°50'11"W	156.06
L16	N39°26'17"E	43.47
L17	S42°59'43"E	68.80
L18	S51°04'38"W	43.31
L19	N42°59'43"W	120.46
L20	N35°15'27"W	102.32
L21	N37°08'11"W	30.40
L22	S83°10'33"W	107.43
L23	S13°05'44"W	114.28
L24	S82°14'25"E	157.03
L25	N82°14'25"W	84.26
L26	S61°47'28"E	108.82

SITE DATA

PARCEL NUMBERS: 5-14-00-048.00, 5-14-00-040.00, 5-14-00-039.01, 5-14-00-039.02, 5-14-00-039.03, 5-14-00-041.00, 5-14-00-042.00

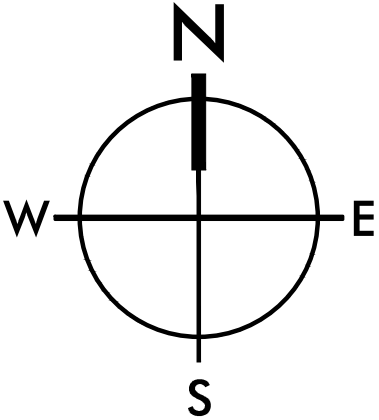
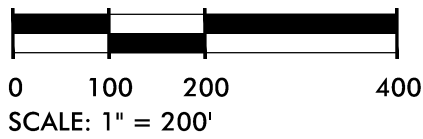
TOTAL AREA: ±167.59

WATER PROVIDER: GREER CPW

SEWER PROVIDER: GREER CPW

PROPERTY OWNER:

DESIGN PROFESSIONAL: RYAN HALL, P.E.



SURVEY NOTE: UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.884.1667
WWW.SEAMONWHITESIDE.COM



CLARIUS PARK INLAND PORT GREER
J VERN SMITH PARKWAY AND LISTER ROAD
GREER, SOUTH CAROLINA

SW+ PROJECT: GR3000
DATE: 12/04/2018
DRAWN BY: MB
CHECKED BY: RH

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY PLAT

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/18/2019

Planning and Zoning Report