

AGENDA GREER PLANNING COMMISSION Zoom

May 18, 2020 @ 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. Zoom Meeting Details

A. Zoom Meeting Details

Topic: May 2020 Planning Commission

Time: May 18, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us02web.zoom.us/j/82321446375?

pwd=T2dLWmVmazV1anhXU3VWRURPblBsUT09

Meeting ID: 823 2144 6375

Password: 749388 One tap mobile

+13017158592,,82321446375# US (Germantown)

+13126266799,,82321446375# US (Chicago)

Dial by your location

- +1 301 715 8592 US (Germantown)
- +1 312 626 6799 US (Chicago)
- +1 929 205 6099 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Please contact 864-801-2009 to sign up to speak during the public forum or public hearing portion of the meeting or submit comments to pz@cityofgreer.org
Public Comment can be emailed to pz@cityofgreer.org or leave a voicemail at 864-801-2009

II. ADVISORY MEETING

A. April 2020 Minutes

III. PUBLIC HEARING

A. Public Hearing Presentation

IV. OLD BUSINESS

V. <u>NEW BUSINESS</u>

- A. RZ 20-36 300 Tryon St DRD
- B. Preliminary Plat 20-10 Chestnut Grove Kist Rd

VI. OTHER BUSINESS

A. Planning Report

VII. EXECUTIVE SESSION

VIII. ADJOURN

Category Number: I. Item Number: A.



AGENDA GREER PLANNING COMMISSION

5/18/2020

Zoom Meeting Details

Memo:

Topic: May 2020 Planning Commission

Time: May 18, 2020 06:30 PM Eastern Time (US and Canada)

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Category Number: II. Item Number: A.



AGENDA GREER PLANNING COMMISSION

5/18/2020

April 2020 Minutes

ATTACHMENTS:

DescriptionUpload DateType□ April 2020 Minutes5/11/2020Cover Memo



City of Greer Planning Commission Minutes April 20, 2020

Members Present: John Holland, Chairman

Walden Jones, Vice Chairman

Judy Jones

William Lavender Michael Wright Brian Martin

Member(s) Absent: None

Staff Present: Ashley Kaade, Planner

Brandon McMahan, Planner

Emily Williams, Planning and Zoning Assistant

Ruthie Helms, Director of Building and Development Standards

I. Call to Order

Mr. Holland called the meeting to order and read the opening remarks to begin the meeting. Mr. Martin and Mr. Lavender indicated they needed to be recused from cases this evening.

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Lavender made a motion to approve the minutes from the February 17, 2020 Planning Commission Meeting. Mr. Wright seconded the motion. The motion passed with a vote of 5 to 0. Mr. Martin abstained as he was not present for the February 17, 2020 meeting.

III. Public Forum

There was no one to speak for public forum.

IV. Public Hearing

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

A. AN 2020-01

Mr. Holland opened the public hearing for AN 2020-01.

Staff gave the basic information for this request.

A representative for Becknell Industrial, the applicant for the request, gave a brief overview of the project.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

B. AN 2020-02

Mr. Holland opened the public hearing for AN 2020-02.

Staff provided the basic information for this request.

Brandon McMahan, representing the City as applicant, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

C. AN 20-79

Mr. Holland opened the public hearing for AN 20-79.

Staff provided information regarding this request.

Melanie Giles with Bluewater Civil Design, representing the applicant, had no comments to add.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

D. AN 20-80

Mr. Holland opened the public hearing for AN 20-80.

Staff gave the basic information for this request.

Melanie Giles, representing the applicant, gave no additional comments about the request.

Let the record reflect there were three people signed up to show opposition of the request, five comments were sent in to be read in opposition and two comments were sent in to be read in favor. The following spoke in opposition of the request: Patricia McKinney, Terry McKinney and Phil Dobbins. The following sent in comments to be read on their behalf in opposition of the request: Kenneth Hall, Frank Cox, Jason Pflug, Patricia Simpson, and Dan and Glenda Cranston.

Speakers raised concerns about traffic, safety, property value, privacy, sewer systems, disruption of nature, and requested a traffic study be done.

The following sent in comments in favor of the request: James and Evelyn Burns and Sandra Wall.

Both spoke on the necessity of selling the land due to financial burden.

There being no one else to speak for or against this request, Mr. Holland closed the public hearing.

E. AN 20-81

Mr. Holland opened the public hearing for AN 20-81.

Staff provided a short overview since this land is connected with the previous request.

Melanie Giles, representing the applicant, gave a brief overview of what the developers will do to comply with public concern, city standards and request.

Let the record reflect there were three people signed up to show opposition of the request. The following spoke in opposition of the request: Patricia McKinney, Terry McKinney and Phil Dobbins.

Both requested less lots be put in on this property.

All of the comments read into the record for AN 20-80 were referenced as they apply to both cases.

There being no one else to speak for or against this request, Mr. Holland closed the public hearing.

F. AN 20-82

Mr. Holland opened the public hearing for AN 20-82.

Staff gave the basic information for this request.

Jamie McCutchen from Davis & Floyd, representative of the applicant for the request, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

G. RZ 2020-06

Mr. Holland opened the public hearing for RZ 2020-06.

Staff provided information regarding this request.

Beth Smith, property owner, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

H. RZ 2020-07

Mr. Holland opened the public hearing for RZ 2020-07.

Staff gave the basic information for this request.

Jimmy Chulkas, property owner, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

I. RZ 2020-08

Mr. Holland opened the public hearing for RZ 2020-08.

Staff provided information regarding this request.

Melanie Giles, representative of the applicant, had no additional comments.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

J. RZ 20-32

Mr. Holland opened the public hearing for RZ 20-32.

Staff gave the basic information for this request.

Kevin Byrd, applicant for the request, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

K. RZ 20-34

Mr. Holland opened the public hearing for RZ 20-34.

Staff provided information regarding the request.

Sunitkumar Vashi, applicant for the request, gave a brief overview of the request.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

L. RZ 20-35

Mr. Holland opened the public hearing for RZ 20-35.

Staff gave the basic information for this request.

Melanie Giles, representative of the applicant, had no additional comments.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

M. TXT 2020-01

Mr. Holland opened the public hearing for TXT 2020-01.

Staff gave the basic information for this request.

Ashley Kaade, representing the City as applicant for the request, had no additional comments.

There being no one to speak for or against this request, Mr. Holland closed the public hearing.

ACTION – Mr. Holland made a motion to take a five minute recess at 7:37 PM.

RECESS

ACTION – Mr. Holland made a motion to return to the business meeting from recess at 7:43 PM.

V. New Business

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

A. AN 2020-01

Mr. Holland opened the business meeting for AN 2020-01.

Mr. Martin recused himself from AN 2020-01.

Staff presented their analysis and recommendation for approval for the request.

There were no additional comments or questions.

ACTION – Ms. Jones made a motion to approve AN 2020-01. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. AN 2020-02

Mr. Holland opened the business meeting for AN 2020-02.

Mr. Lavender recused himself from AN 2020-02

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Martin made a motion to approve AN 2020-02. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

C. AN 20-79

Mr. Holland opened the business meeting for AN 20-79.

Mr. Martin recused himself from AN 20-79.

Staff presented their analysis and recommendation for approval for the request.

There were no additional comments or questions.

ACTION – Mr. Wright made a motion to approve AN 20-79. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

D. AN 20-80

Mr. Holland opened the business meeting for AN 20-80.

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Martin made a motion to approve AN 20-80. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

E. AN 20-81

Mr. Holland opened the business meeting for AN 20-81.

Staff presented their analysis and recommendation for approval for the request.

There were no additional comments or questions.

ACTION – Mr. Martin made a motion to approve AN 20-81. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

F. AN 20-82

Mr. Holland opened the business meeting for AN 20-82.

Staff presented their analysis and recommendation for approval for the request.

There were no additional comments or questions.

ACTION – Mr. Lavender made a motion to approve AN 20-82. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

G. RZ 2020-06

Mr. Holland opened the business meeting for RZ 2020-06.

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Lavender made a motion to approve RZ 2020-06. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

H. RZ 2020-07

Mr. Holland opened the business meeting for RZ 2020-07.

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Lavender made a motion to approve RZ 2020-07. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

I. RZ 2020-08

Mr. Holland opened the business meeting for RZ 2020-08.

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

ACTION – Mr. Lavender made a motion to approve RZ 2020-08. Mr. Jones seconded the motion. The motion carried with a vote of six to zero. The motion passed.

J. RZ 20-32

Mr. Holland opened the business meeting for RZ 20-32.

Staff presented their analysis and recommendation for approval for the request.

The Commission, staff, and the applicant discussed the request.

ACTION – Ms. Jones made a motion to approve RZ 20-32. Mr. Wright seconded the motion. The motion carried with a vote of six to zero. The motion passed.

K. RZ 20-34

Mr. Holland opened the business meeting for RZ 20-34.

Staff presented their analysis and recommendation for approval for the request.

There were no additional comments or questions.

ACTION – Mr. Lavender made a motion to approve RZ 20-34. Mr. Martin seconded the motion. The motion carried with a vote of six to zero. The motion passed.

Mr. Holland informed the applicant to contact staff for information on next steps for the request.

L. RZ 20-35

Mr. Holland opened the business meeting for RZ 20-35.

Staff presented their analysis and recommendation for approval for the request.

There were no additional comments or questions

ACTION – Mr. Wright made a motion to approve RZ 20-35. Mr. Jones seconded the motion. The motion carried with a vote of six to zero. The motion passed.

Mr. Holland informed the public on the next steps for the request.

M. TXT 2020-01

Mr. Holland opened the business meeting for TXT 2020-01.

Staff presented their analysis and recommendation for approval for the request.

The Commission and staff as the applicant discussed the request.

ACTION – Mr. Lavender made a motion to approve TXT 2020-01. Mr. Martin seconded the motion. The motion carried with a vote of six to zero. The motion passed.

Mr. Holland informed the applicant to contact staff for information on next steps for the request.

N. FDP 20-07

Mr. Holland opened the business meeting for FDP 20-07.

Staff presented their analysis and recommendation for approval for the request.

There were no additional comments or questions.

ACTION – Mr. Martin made a motion to approve FDP 20-07. Ms. Jones seconded the motion. The motion carried with a vote of six to zero. The motion passed.

Mr. Holland informed the applicant to contact staff for information on next steps for the request.

VI. Other Business

A. Planning and Zoning Report

Staff did not have any information to report; however thanked the Commission and participants for their participation in the board's first virtual meeting.

VII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Holland made a motion to adjourn. Mr. Wright seconded the motion. The meeting adjourned at 8:47 PM.

Category Number: III. Item Number: A.



AGENDA GREER PLANNING COMMISSION

5/18/2020

Public Hearing Presentation

ATTACHMENTS:

DescriptionUpload DateType□ Public Hearing Presentation5/11/2020Cover Memo

Planning Commission City of Greer

May 18, 2020

Public Hearing



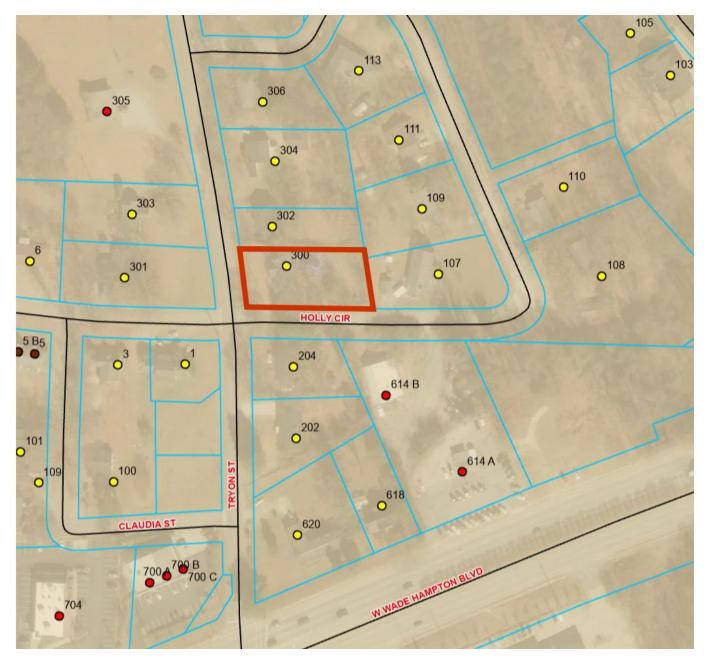
APPLICANT: WC Ventures, LLC

ADDRESS: 300 Tryon St

PARCEL ID NUMBER: P/O G019000109900

REQUEST: Rezone to DRD, Design Review District





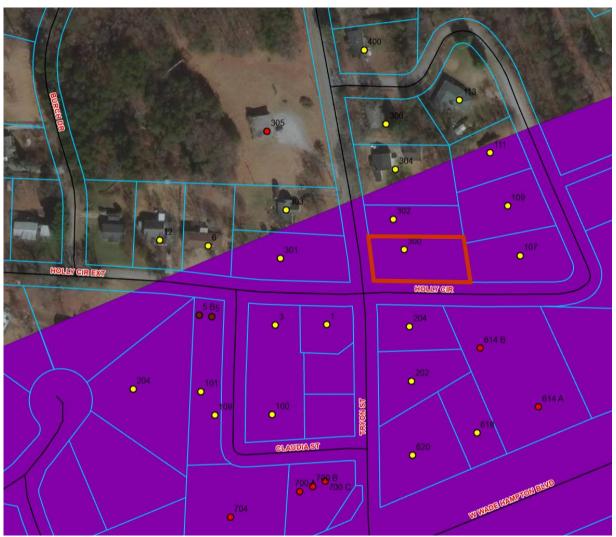




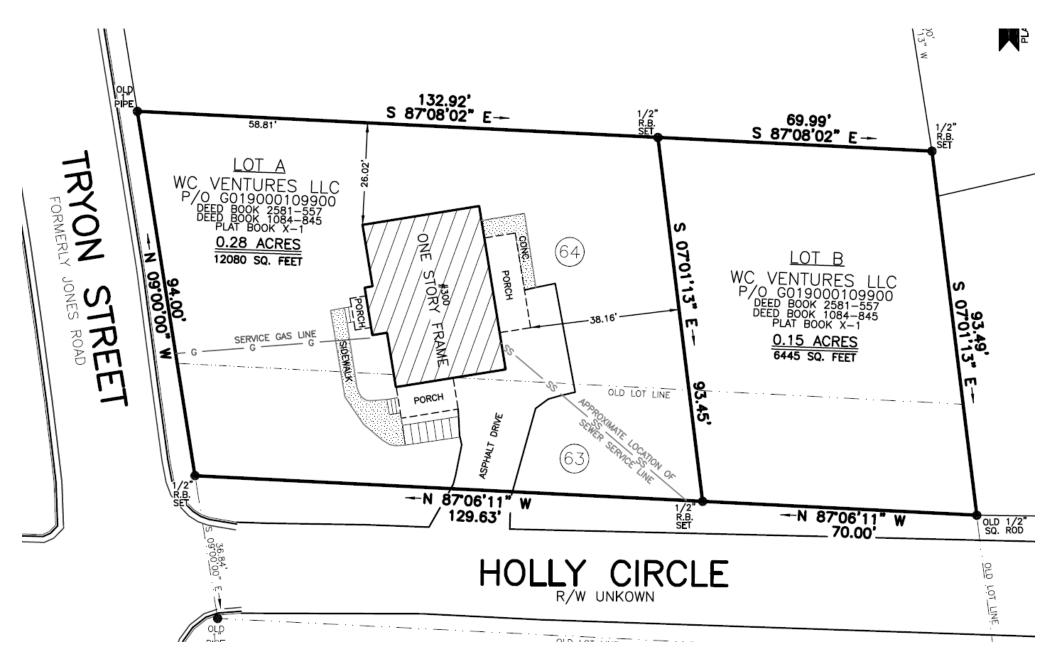


Zoning & Floodplain















Statement of Intent

Proposed use: Smaller lot size, single-family dwelling

Density: NA; Approx. 6,445 SF lot

Setback/Yard: 10' front setback, 7' on sides and 5' rear

Building materials: Fiber cement board or vinyl siding dutch lap with shake accent in the gable

Parking: Driveway on side of home with optional single-car garage



Planning Commission City of Greer



Category Number: IV. Item Number: C.



AGENDA GREER PLANNING COMMISSION

<u>5/18/2020</u>

RZ 20-36 - 300 Tryon St - DRD

ATTACHMENTS:

	Description	Upload Date	Type
D	Application	5/11/2020	Cover Memo
D	Site Plan	5/11/2020	Cover Memo
D	Statement of Intent	5/11/2020	Cover Memo
D	Statement of Intent	5/11/2020	Cover Memo



ZONING MAP AMENDMENT APPLICATION (ZONING & REZONING)

Date 4/23/2020

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

Tax Map Number(s)	09908				
Property Address(s) 300 Tryo	n St				
Acreage of Properties 843	County_Greenville				
Applicant Information Name We Ventures U.C. Address 385 N. Miller St. Contact Number 864 630 15 Email Mike Flip Wight	216 Contact Number				
recorded covenant that is contrary to, con	totototototo				
	Proposed Use: Residential				
Signature(s)					
All zoning classifications, permitted uses and fees are available at <u>www.cityofgreer.org</u>					
	OFFICE USE ONLY				
Date Filed	Case No				
Meeting Date					

SURVEY FOR WC VENTURES, LLC CITY OF GREER GREENVILLE COUNTY, S.C. SCALE 1"=30' APRIL 7, 2020 60 30 GOOCH & ASSOCIATES, P.A. - SURVEYORS P.O. BOX 587 SPARTANBURG, S.C. 29304 PHONE 864 - 582-1709

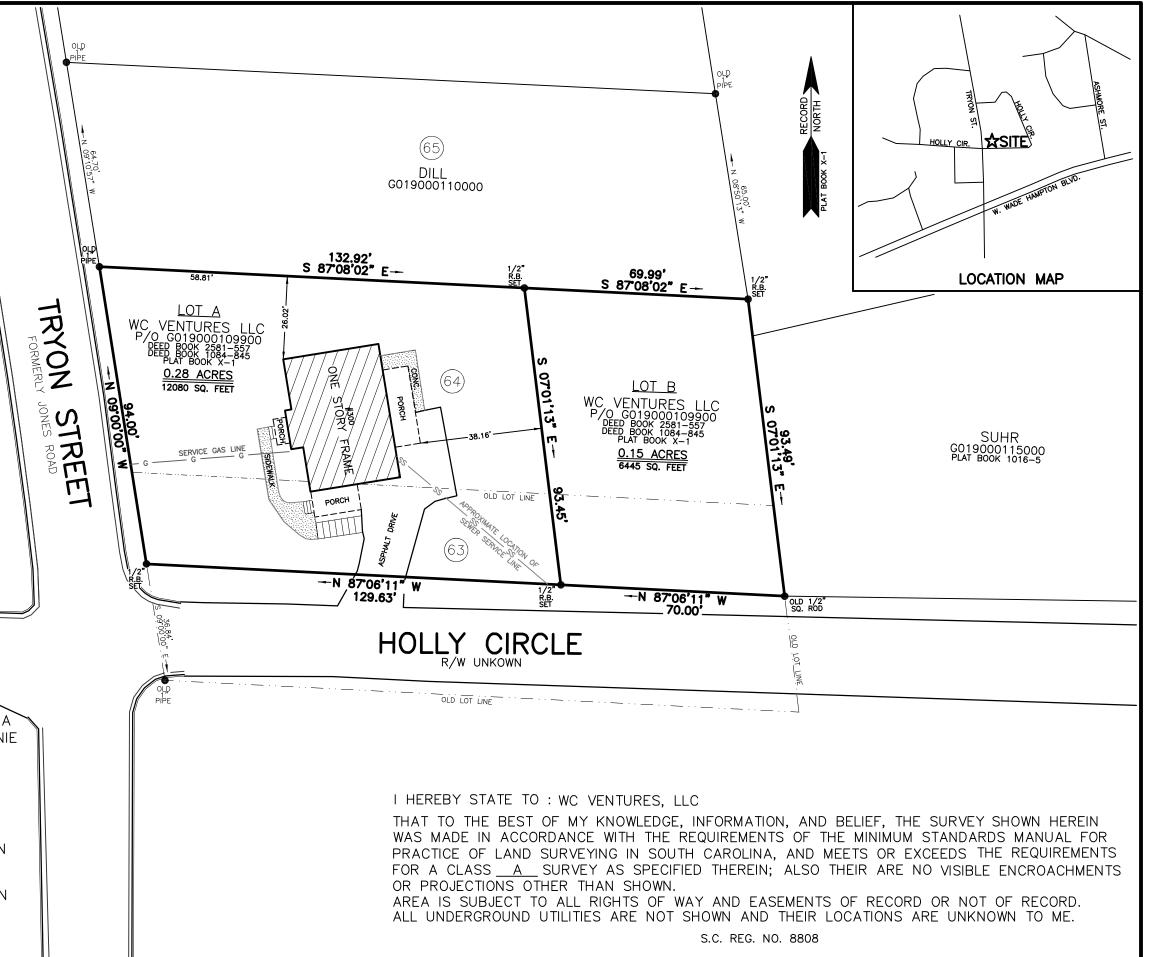
HOLLY CIRCLE

PARCEL G019000109900 IS ALL OF LOT 64 AND A PORTION OF LOT 63 ON SURVEY FOR "MRS. GEANIE CALDWELL" BY H. L. DONAHOO, DATED OCTOBER 24/25, 1949. SURVEY RECORDED IN GREENVILLE COUNTY PLAT BOOK X PAGE 1. FOR MORE ACCURATE LEGAL DESCRIPTION SEE DEED BOOK 1084-845.

LOT A, CONTAINING 0.28 ACRES, BEING A PORTION OF PARCEL G019000109900.

LOT B, CONTAINING 0.15 ACRES, BEING A PORTION OF PARCEL G019000109900.

20WJ0403



STATEMENT OF INTENT

SUBDIVIDE PARCEL G0109000109900 INTO 2 LOTS AND REZONE SMALLER PARCEL TO DRD TO ALLOW FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL DWELLING.

THE SHOTGUN STYLE HOME WILL BE 32'7" BY 73'7 ½" IF CONSTRUCTED AS SHOWN IN THE CURRENT PLAN. THE OPTION TO ADD SINGLE CAR GARAGE IS BEING REQUESTED AS WELL, THIS WOULD ADD 5' FEET AT MOST TO THE LENGTH.

THE REQUESTED SETBACKS FOR THIS PROJECT ARE 5' ON THE REAR, 7' ON THE SIDE, AND 10' ON FRONT

BUILDING MATERIALS WILL BE EITHER FIBER CEMENT BOARD OR VINYL SIDING DUTCH LAP WITH SHAKE ACCENT IN THE GABLE

THIS IS BEING BUILT AS A SPEC HOUSE FOR SALE AND WILL MEET OR EXCEEDTHE SURROUNDING PROPERTIES MARKET VALUE PER SQUARE FOOT.

STATEMENT OF INTENT

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THE SHOTGUN STYLE HOME WILL BE 32'7" BY 73'7 ½" IF CONSTRUCTED AS SHOWN IN THE CURRENT PLAN. THE OPTION TO ADD SINGLE CAR GARAGE IS BEING REQUESTED AS WELL, THIS WOULD ADD 5' FEET AT MOST TO THE LENGTH.

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Category Number: IV. Item Number: D.



AGENDA GREER PLANNING COMMISSION

5/18/2020

Preliminary Plat - 20-10 Chestnut Grove - Kist Rd

ATTACHMENTS:

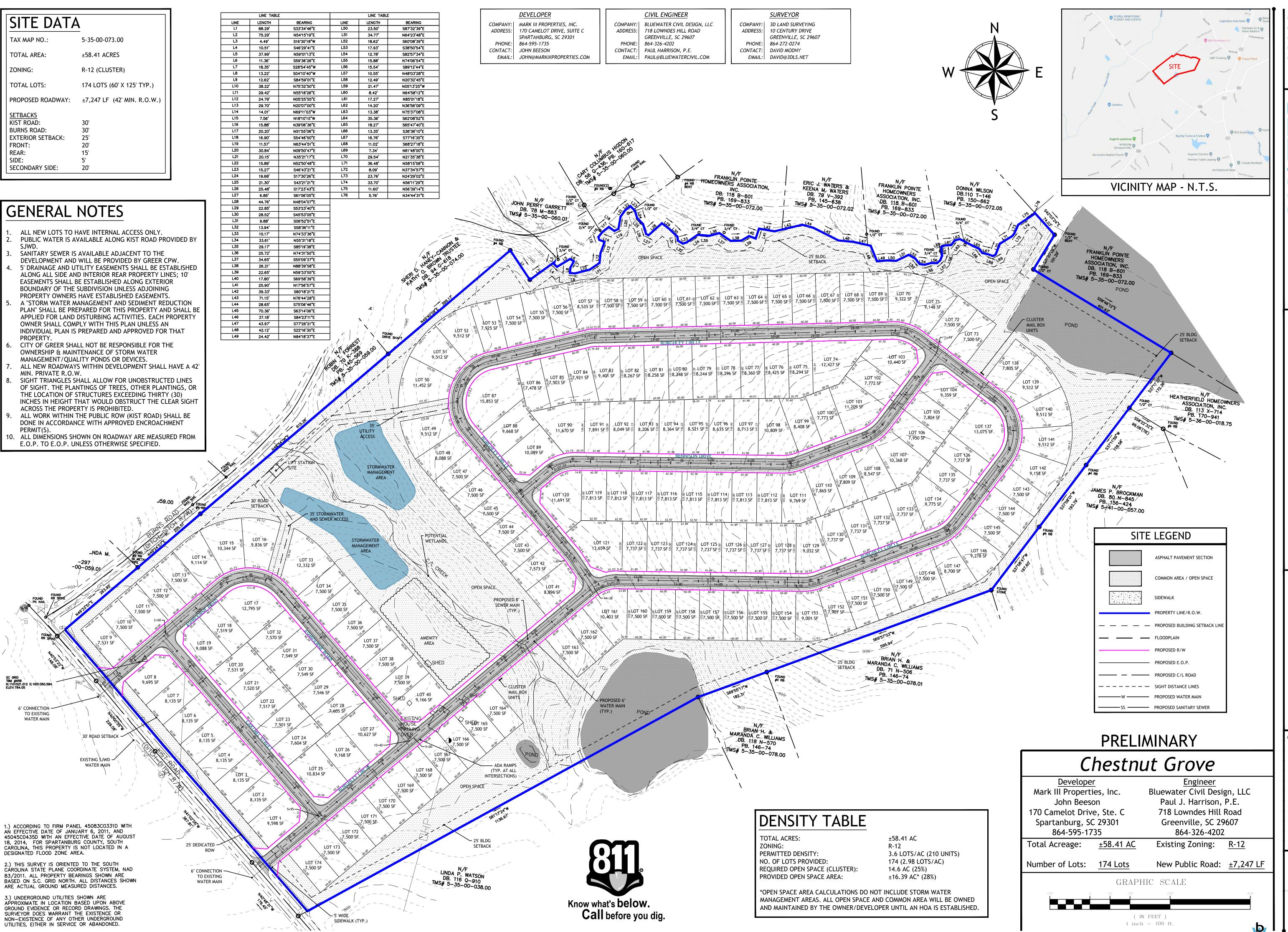
	Description	Upload Date	Type
ם	Application	5/11/2020	Cover Memo
D	Preliminary Plat	5/11/2020	Cover Memo



Planning & Zoning Development Project Application

(Refer to the Fee Schedule at <u>www.cityofgreer.org</u> for applicable project submittal fees)

Project Type:	X Preliminary Plat*	Final Development Plan* Summary Plat*				
	Commercial Site Plan*	Major/Minor Revision* (circle one) Final Plat				
	(*These projects may be required to attend a PAC Meeting)					
Project Name: _	Chestnut Grove	Phase or Section:				
Type of Develop	ment: Residential / Commercial /	Mixed-Use				
Tax Map Numbe	er(s): 5-35-00-073.00					
Project Address:	Kist Rd & Burns Rd	Current Zoning: R-12				
Fill out appropri	ate information based on type of	project:				
Number of Lot o	r Units: <u>174</u> Total Ac	reage: Miles of New Rd:				
Proposed Roadw	vay: (circle one) Public / Private /	Both				
	Con	tact Information				
Applicant: C	Owner X Developer Engine	er Surveyor Agent Person(s) Contracting for Sale				
Applicant: Mark	III Properties	Contact Number: 864-595-1735				
Address: 170 Ca	melot Drive, Ste C	City: Spartanburg State: SC Zip: 29301				
Email: john@ma	rkiiiproperties.com					
Owner:		Contact Number:				
Email:						
Engineer: Bluewa	ater Civil Design	Contact Number: 864-326-4202				
Email: _paul@blu	uewatercivil.com					
Surveyor: 3D La	and Surveying	Contact Number: 864-272-0274				
Email: david@3						
	section 6-29-1145 of the South Card at is contrary to, conflicts with, or p	olina Code of Laws, is this tract or parcel restricted by any recorded rohibits the activity described?				
Yes No						
Applicant Signa	ture:	Date:04/16/2020				
Print:	n Beeson					



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Drawing Scale: AS NOTED Date of Project: 04/2020

Paul J. Harrison, P.E.

Certificates of Authorization SC C04212 - GA PEF005865 NC P0868 - AL CA4065E

Prelimina 80

G qn

BLUEWATER CIVIL DESIGN, LLC No. C04212

Preliminary Plat

Category Number: V. Item Number: A.



AGENDA GREER PLANNING COMMISSION

5/18/2020

Planning Report

ATTACHMENTS:

DescriptionUpload DateType□2020 Board Training Dates5/11/2020Cover Memo

Upcoming Board Training Dates – Greer City Hall, 301 E. Poinsett St – Conference 116

July 15th 2pm – 5pm

Aug 12th 9am – 12pm

Sept 18th 2pm – 5pm

Oct 9th 12pm – 3pm

Nov 18th 9am – 12pm

Dec 11th 2pm – 5pm