# AGENDA GREER PLANNING COMMISSION <br> Zoom <br> May 18, 2020 @ 6:30 PM <br> 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=T2dLWmVmazV1anhXU3VWRURPbIBsUT09
Meeting ID: 82321446375
Password: 749388
One tap mobile
+13017158592,,82321446375\# US (Germantown)
+13126266799,,82321446375\# US (Chicago)
Dial by your location
+1 3017158592 US (Germantown)
+1 3126266799 US (Chicago)
+1 9292056099 US (New York)
+1 2532158782 US (Tacoma)
+1 3462487799 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. NEW BUSINESS

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 <br> GREER PLANNING COMMISSION 

5/18/2020

## Zoom Meeting Details

## Memo:

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# AGENDA <br> GREER PLANNING COMMISSION 

5/18/2020
April 2020 Minutes

ATTACHMENTS:
Description Upload Date
■ April 2020 Minutes
5/11/2020
Type
Cover Memo

City of Greer Planning Commission Minutes April 20, 2020

## City of Greer, SC

Members Present: John Holland, Chairman<br>Walden Jones, Vice Chairman<br>Judy Jones<br>William Lavender<br>Michael Wright<br>Brian Martin<br>Member(s) Absent: None<br>Staff Present: Ashley Kaade, Planner<br>Brandon McMahan, Planner<br>Emily Williams, Planning and Zoning Assistant<br>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.

## AGENDA <br> GREER PLANNING COMMISSION

5/18/2020

## Public Hearing Presentation

ATTACHMENTS:

| Description | Upload Date | Type |
| :--- | :--- | :--- |
| Public Hearing Presentation | $5 / 11 / 2020$ | Cover Memo |

# Planning Commission City of Greer 

May 18, 2020

Public Hearing

```
DOCKET NUMBER:
APPLICANT:
ADDRESS:
PARCELID NUMBER:
REQUEST:
```

RZ 20-36
WC Ventures, LLC
300 Tryon St
P/O G019000109900
Rezone to DRD, Design Review District

DOCKET NUMBER: RZ 20-36


Greer
City of Greer, SC

DOCKET NUMBER: RZ 20-36


Zoning \& Floodplain

## DOCKET NUMBER: RZ 20-36



DOCKET NUMBER: RZ 20-36


## DOCKET NUMBER: RZ 20-36



Greer

## 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 

## AGENDA <br> GREER PLANNING COMMISSION

5/18/2020

## 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 |
| $\square$ | Statement of Intent | $5 / 11 / 2020$ | Cover Memo |

## ZONING MAP AMENDMENT APPLICATION (ZONING \& REZONING)

Date 4/23/2050

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

Tax Map Number (s)
G019000109900
Property Address(s) $\frac{300 \text { Tryon St }}{43}$
Acreage of Properties $\quad .43$
County $\qquad$

Applicant Information
Name



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 $\qquad$ No $\qquad$

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from $\qquad$ to $\qquad$ .

Existing Use: $\qquad$ Proposed Use: $\qquad$
Signature (s)


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

|  | OFFICE USE ONLY |  |
| :--- | :--- | :--- |
| Date Filed __ Case No. |  |  |
| Meeting Date__ |  |  |



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 $32^{\prime} 7^{\prime \prime}$ BY $73^{\prime} 7 ½^{\prime \prime}$ 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.

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 $32^{\prime} 7^{\prime \prime}$ BY $73^{\prime} 7 ½^{\prime \prime}$ 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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## AGENDA <br> GREER PLANNING COMMISSION

5/18/2020
Preliminary Plat - 20-10 Chestnut Grove - Kist Rd

ATTACHMENTS:

| Description | Upload Date | Type |
| :--- | :--- | :--- |
| Application | $5 / 11 / 2020$ | Cover Memo |
| Preliminary Plat | $5 / 11 / 2020$ | Cover Memo |

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

| Project Type: | X Preliminary Plat* | $\square$ Final Development Plan* | $\square$ Summary Plat* |
| :--- | :--- | :--- | :--- |
|  | $\square$ Commercial Site Plan* | $\square$ Major/Minor Revision* (circle one) | $\square$ Final Plat |

(*These projects may be required to attend a PAC Meeting)
Project Name: __ Chestnut Grove Phase or Section: $\qquad$
Type of Development: Residential Commercial / Mixed-Use
Tax Map Number(s): $\qquad$ 5-35-00-073.00

Project Address: Kist Rd \& Burns Rd Current Zoning: $\quad$ R-12

Fill out appropriate information based on type of project:
Number of Lot or Units: 174 Total Acreage: $\quad+/-58.41 \quad$ Miles of New Rd: $+/-1.37$
Proposed Roadway: (circle one) Public / Private / Both
Contact Information
Applicant: $\square$ Owner $\square$ Developer $\square$ Engineer $\square$ Surveyor $\square$ Agent $\square$ Person(s) Contracting for Sale
Applicant: Mark III Properties Contact Number: 864-595-1735

Address: 170 Camelot Drive, Ste C $\qquad$ State: SC
Zip: 29301
Email: john@markiiiproperties.com

Owner: $\qquad$ Contact Number: $\qquad$
Email: $\qquad$

Engineer: Bluewater Civil Design
Contact Number: $\qquad$
Email: paul@bluewatercivil.com

Surveyor: 3D Land Surveying Contact Number: 864-272-0274

Email: $\qquad$

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 $\qquad$ No X

Applicant Signature: —

Print: $\qquad$ Date: $\qquad$


5 $2=2$






(20)


# AGENDA <br> GREER PLANNING COMMISSION 

5/18/2020

## Planning Report

## ATTACHMENTS:

Description
D 2020 Board Training Dates

Upload Date
5/11/2020

Type
Cover Memo

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

July $15^{\text {th }} 2 \mathrm{pm}-5 \mathrm{pm}$
Aug $12^{\text {th }} 9 \mathrm{am}-12 \mathrm{pm}$
Sept $18^{\text {th }} 2 p m-5 p m$
Oct $9^{\text {th }} 12 \mathrm{pm}-3 p m$
Nov $18^{\text {th }} 9 \mathrm{am}-12 \mathrm{pm}$
Dec $11^{\text {th }} 2 \mathrm{pm}-5 \mathrm{pm}$

