



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, 301 E. Poinsett St., Greer, SC 29651
February 19, 2023 @ 6:00 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 Catrina Woodruff, ADA Coordinator at (864) 479-0965 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. December Meeting Minutes
- B. 2023 GPC Meeting Calendar

II. ELECTION OF OFFICER

- A. Election of Chair
- B. Election of Vice-Chair

III. EXECUTIVE SESSION

IV. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/19/2023

December Meeting Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 December 2022 Minutes	2/17/2023	Cover Memo



City of Greer

Planning Commission Minutes

December 19, 2022

Members Present: John Holland, Chairman
Judy Jones
Walden Jones
Michael Wright

Member(s) Absent: Ryan Acierno
Will Lavender
Paul Lamb

Staff Present: Ashley Kaade, Planning Manager
Claire Byers, Planner

I. Call to Order

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

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Jones made a motion to approve the minutes from the November 21, 2022 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 4 to 0.

III. Public Forum

Mr. Holland opened the Public Forum and asked if anyone in the audience wanted to speak on RZ 22-28.

IV. Public Hearing

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

A. AN 22-19 Streams - N Dobson Rd.

Mr. Holland opened the public hearing for AN 22-19.

Staff gave the basic information for the request.

Alex Dmyterko was present as the applicant, representing Streams Development.

Four people spoke in opposition to the request. Two were representatives of the car dealership and two were nearby residents. Their concerns focused on nearby traffic safety.

Mr. Holland closed the public hearing for AN 22-19.

B. AN 22-28 Becknell Industrial, LLC

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

Staff gave the basic information for the request.

The applicant, Joel Repiscak with Becknell Industrial, stated that the purpose of the annexation was to grow land mass for future growth.

One adjacent property owner, Janelle Olsen, spoke in opposition to the request with concerns over road conditions.

Mr. Holland closed the public hearing for AN 22-28.

C. RZ 22-30 445 Mayfield Rd.

Mr. Holland opened the public hearing for RZ 22-30.

Staff gave the basic information for the request.

The applicant was present, and stated that they had recently purchased the property in September of 2022, and that it had been advertised as a Spartanburg County commercial property.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for RZ 22-30.

D. FDP 22-13 Harvey Rd.

Mr. Holland opened the public hearing for FDP 22-13.

Staff gave the basic information for the request.

No one spoke in favor or opposition of the request.

Mr. Holland closed the public hearing for FDP 22-13.

VI. Old Business

A. RZ 22-28 106 Highland Dr.

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

Staff presented their analysis and recommendation of denial.

Mr. Holland asked for staff to explain the condemnation. Ms. Kaade responded that it was due to a commercial use being conducted in a single-family home. The applicant said that the next door neighbor is okay with this use and that he was the one that removed the required landscape buffer in order to put in a pedestrian walkway for medical staff. Mr. Holland asked if they were currently in violation for doing so. Ms. Kaade responded that yes, the landscape buffer was required, and that ADA compliance was also required.

Mr. Holland asked the applicant if he had admitted he did work to the building to planning staff. The applicant stated that he had only moved three desks. Ms. Kaade said that the applicant told staff over the phone that a wall had been removed. The applicant then said that he had removed a non-structural wall inside the home.

Mr. Jones asked if they would need to add sidewalks and ADA parking spaces. Staff confirmed that a sidewalk would be required along the front of the property. Mr. Jones asked if the existing structure would meet side setbacks. Ms. Kaade said the building would have to have a legally non-conforming status if approved, as it did not meet the side setbacks for the proposed O-D district and that staff had concerns with screening requirements due to the nearby power lines. Staff explained that a rezoning to O-D opens the door to other uses and is not in character with the surrounding area due to the existing clear division of uses.

The applicant asked if he could take down the sign saying condemned. Ms. Kaade responded no, and that the building could not have anyone inside for a commercial use, including staff lunches.

Mr. Holland asked if this is denied, would the applicant have to wait a year to reapply. Ms. Kaade said that if denied at City Council, they would have to wait a year. Mr. Wright told the applicant that if the Planning Commission voted tonight, it would not be favorable and that he should consider readjusting his plans. The applicant agreed and asked to table the hearing.

ACTION – Mr. Wright made a motion to table the O-D, office zoning request. Ms. Jones seconded the motion. The motion to table carried with a vote of 4 to 0. The item was tabled.

B. AN 22-19 Streams - N Dobson Rd.

Mr. Holland opened the business meeting for AN 22-19.

Staff presented their analysis and recommendation of approval. Staff explained that while this case had previously gone to Planning Commission with a vote of 5-0, Durham Rd. had not been posted and staff felt a rehearing was necessary for due process.

The applicant, Alex Dmyterko, stated that the Planning Commission had previously voted to recommend approval, and that nothing about the application had changed.

Mr. Holland stated that road improvements were needed and emphasized concern about the intersection of Wade Hampton, Durham Rd, and N Dobson Rd. Ms. Kaade explained the results of the required TIA study. Mr. Holland asked who owned the small triangular parcel south of the subject properties, and staff answered that it is owned by Bradshaw Automotive. Mr. Jones asked if there was enough ROW to allow for improvements to Durham Rd. Ms. Kaade responded that that would need to be worked out during a Site Development Plan civil review process.

Mr. Holland asked why 18 wheelers are using Durham Rd. to access the adjacent car dealership. The applicant stated that it was recommended he speak with both adjacent dealerships after the previous Planning Commission hearing. He then said that after he met with Bradshaw and Toyota, they all acknowledged they wanted to see improvements, but that his only communication has been with their attorney.

Mr. Holland asked the applicant if he would be using Durham Rd and the applicant confirmed he would not. Mr. Jones stated that all parties need to work together and compromise. Ms. Kaade reiterated that a southbound right turn lane would be required by the DOT to alleviate some traffic. Mr. Holland clarified for the public the steps for second reading with City Council.

ACTION – Mr. Wright made a motion to approve the RM-2, residential multi-family zoning request. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

VII. New Business

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

A. AN 22-28 Becknell Industrial, LLC

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

Staff presented their analysis and recommendation of approval.

Mr. Jones asked if the annexation was an extension of the existing BMW campus. The applicant said yes. Ms. Jones asked about the surrounding parcels that are not requesting an annexation. The applicant stated that there has been no offers to surrounding land owners yet. Ms. Jones then asked if the applicant could address the public comments about the existing roadways. The applicant explained that they had already installed curb cuts, widened both DeYoung and Old Jones Rd for future access based on County requirements.

ACTION – Mr. Jones made a motion to approve the I-1, Industrial District zoning request. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

B. RZ 22-30 445 Mayfield Rd.

Mr. Holland opened the business meeting for RZ 22-30.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked questions about the existing use. Staff commented that construction changing to a commercial use was unpermitted by the previous owner. Mr. Jones asked the applicant to confirm that he did not do any interior renovations. The applicant stated that they had done no additional work, and that they did not realize they were within the City of Greer until they found a COG trashcan on the property. Mr. Jones asked staff if the rezoning were approved, if the applicant would have to bring up the property to standards. Ms. Kaade responded that a Site Development Plan would be required, and that the applicant wanted to wait until the rezoning was approved to move forward with the SDP. Mr. Wright asked if the adjacent use was a concrete plant. Ms. Kaade responded yes. Mr. Jones asked if a DOT encroachment permit would be required. Ms. Kaade responded yes.

ACTION – Ms. Jones made a motion to approve the S-1, Services district request. Mr. Wright seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

C. FDP 22-13 Harvey Rd.

Mr. Holland opened the business meeting for FDP 22-13.

Staff presented their analysis and recommendation of approval.

Ms. Jones asked if the applicant had added parking to the site plan. Ms. Kaade confirmed that guest parking was added in a few locations. Mr. Holland asked staff if the applicant went to PAC and if the fire department had reviewed the plans. Ms. Kaade responded that

they had been through PAC and two rounds of SDP comments, and that the fire department had approved the plans.

ACTION: Mr. Wright made a motion to approve the FDP, Final Development Plan. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Ms. Kaade reminded the Planning Commission that they could set up a time with staff to complete annual training.

IX. Adjourn

There being no other business to discuss, Mr. Holland adjourned the meeting at 8:10 pm.

Category Number: I.
Item Number: B.



AGENDA
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2023 GPC Meeting Calendar

ATTACHMENTS:

Description

Upload Date

Type

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
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Election of Chair

Category Number: II.
Item Number: B.



AGENDA
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Election of Vice-Chair