



City of Greer
Board of Zoning Appeals Minutes
August 6, 2018

Members Present: Allison Ringer, Chairman
Thomas McAbee, Vice Chairman
Steve Griffin
Monica Ragin Hughey
Glendora Massey

Member(s) Absent: Lisa H. Lynn
Robbie Septon

Staff Present: Kelli McCormick, AICP, Planner
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Advisory Meeting

a. Call to Order

Ms. Ringer called the meeting to order and read the opening remarks.

II. Minutes of Board of Zoning Appeals Meeting

ACTION – Mr. Griffin made a motion to approve the minutes from the July 2, 2018 Board of Zoning Appeals Meeting. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. Lisa H. Lynn and Robbie Septon were absent from the vote.

III. Public Hearing

Ms. Ringer read a brief statement about conducting the public hearing portion of the meeting.

A. BZA 2018-12

Ms. Ringer opened the public hearing for BZA 2018-12.

Mr. McMahan read the docket information for BZA 2018-10.

As there was no one to speak for or against this case. Ms. Ringer closed the public hearing for BZA 2018-12.

IV. Old Business

There was no old business.

V. New Business

A. BZA 2018-12

Ms. Ringer read a brief statement about conducting the business meeting and opened a business meeting for BZA 2018-12.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-12.

David Hall, Hall Engineering, applicant for BZA 2018-12 was present to answer any questions for the Board and gave the basic information of the request.

Mr. Griffin asked Mr. Hall if any flammable materials would be stored on the RV's and boats stored in the facility. Mr. Hall advised the fire marshal has reviewed and approved the storage of propane tanks in the facility.

Mr. Griffin asked for staff's comments on the matter. Mr. McMahan stated that staff meet with the fire marshal last year when the project first came to the Board for approval and he stated that this use was no different that someone storing propane tanks in their garage or parking their vehicle in their garage.

Dr. McAbee asked Mr. Hall, if he testified, that tanks of compressed propane gas are stored in the facility for this request.

Mr. Hall stated he did not testify to that. He stated that individuals that own RV's may or may not have a propane tank, on that RV when storing it the facility. He advised that racks of multiple propane tanks are not stored at in any one bay.

Dr. McAbee asked Mr. Hall if the request was to approve mini warehouses that may contain 1 tank of compressed propane gas in each unit when attached to an RV.

Mr. Hall advised that some RV's have more than 1 propane tank and he didn't want to state for the record that there could possibly be only 1 tank in a unit. He stated that vehicles are stored in each unit and whatever is on that vehicle would be stored in the unit as well.

Dr. McAbee asked Mr. Hall to confirm that the request is for the Board to approve mini warehouse that may contain 1 or possibly 2 tanks of compressed propane gas inside the building. Mr. Hall advised yes, that is what is occurring onsite.

Dr. McAbee stated, for the record, he believes this request does not comply with federal law which specifics how propane tanks must be stored inside a commercial building. He stated that it is his recommendation that the Board seek the opinion of the fire marshal and the city attorney on whether this request would comply with federal law.

Mr. Hall stated that it was his understanding that the city attorney presented his opinion on this in the May 2017 meeting for this facility.

Ms. Ringer stated that the city attorney was involved in the first request for this facility for the interpretation of the definition of garage and how it pertained to this facility in storing these types of vehicles. She then asked Mr. McAbee to cite the source in which he found the

information pertaining to federal law concerning the storage of propane gas tanks. Mr. McAbee advised that he read it in a book by the National Center for Construction Education and Research, which was used to teach structure trades in handling hazardous materials.

Mr. McCormick advised that she had an email from Daniel Hughes, City Attorney, dated June 1, 2017 in which he stated that he is not sure this would be considered storage of flammable chemicals especially since the tanks are not being stored together.

Mr. Griffin asked staff to clarify what storing the tanks together means. Ms. McCormick stated that in her conversations with Scott Keeley, fire marshal that it's not a warehouse bay full of propane tanks, however, she could not state if Mr. Hughes meant just 1 or 2 tanks per unit. She advised that Mr. Hughes could be available at the next meeting to discuss that with the Board or that staff could consult with him and present that information to the Board at the next meeting.

Ms. Massey asked staff if the parameters of the approvals from the original 2017 request was the same as the current request before the Board. Ms. McCormick stated yes.

Mr. Hall advised that the units in the facility were not airtight units and that they are used primarily to keep the vehicles stored there out of the weather.

Dr. McAbee stated he was also concerned about the safety of the workers on the site and stated that, if he remembers correctly, the Code of Federal Regulations pertaining to the Occupational Health and Safety Administration, in terms of working with hazardous materials, including flammable gases.

Dr. McAbee advised that he is not stating these issues definitively but he feels these issues need to be questioned, and the city attorney and fire marshal need to be consulted.

ACTION – Ms. Ringer made a motion to approve BZA 2018-12 with the following conditions: Approval of the city fire marshal, and Consultation with the city attorney regarding the Code of Federal Regulations as they pertain to this request. Dr. Hughey seconded the motion. The motion carried with a vote of 4 to 0. Dr. McAbee abstained from the vote.

VI. Other Business

Ms. Ringer stated that she was resigning as Chairperson of the Board effective immediately due to her moving outside the city limits. She stated that she has enjoyed serving on the Board.

Planning and Zoning Staff Report

Ms. McCormick advised the Board, in light of Ms. Ringer's resignation, the Board would need to vote for a new chair at the next meeting in September 2018 and that Dr. McAbee would be serving as Chair until that vote.

VII. Executive Session

VIII. Adjourn

There being no other business, Mr. McAbee made a motion to adjourn. Dr. Hughey seconded the motion. The meeting adjourned at 5:59pm.