



City of Greer
Board of Zoning Appeals Minutes
January 7, 2019

Members Present: Thomas McAbee, Vice Chair
Steve Griffin
Monica Ragin Hughey
Lisa H. Lynn
Glendora Massey
Emily Tsesmeloglou
Robbie Septon, Chair

Member(s) Absent: Lisa H. Lynn

Staff Present: Kelli McCormick, Planning Manager
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Call to Order

Mr. Septon called the meeting to order and read the opening remarks.

II. Election of Officers

ACTION –Mr. Griffin made a motion to nominate Robbie Septon as chair for 2019. Ms. Massey seconded the nomination. The motion carried with a vote of 6 to 0. Robbie Septon was elected chair.

ACTION – Ms. Massey made a motion to nominate Dr. McAbee as vice chair for the Board for the 2019 year. Mr. Griffin seconded the nomination. The motion carried with a vote of 6 to 0. Dr. McAbee was elected vice chair.

III. Minutes of Board of Zoning Appeals Meeting

ACTION –Ms. Massey made a motion to approve the Board of Zoning Appeals Meeting minutes from November 5, 2018. Dr. Hughey seconded the motion. The board unanimously approved the minutes from last month's meeting.

IV. Public Hearing

Mr. Septon read a brief statement about conducting the public hearing portion of the meeting.

A. BZA 2019-01

Mr. Septon opened the public hearing for BZA 2019-01.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-1.

B. BZA 2019-02

Mr. Septon opened the public hearing for BZA 2018-16.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-02.

V. Old Business

Mr. Septon announced there was no old business to discuss at the meeting.

VI. New Business

A. BZA 2019-01

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-01.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2019-01.

Bryan Cragolini, representative of the applicant, gave a brief overview of the request.

Mr. Cragolini said the building will be at least 200 sq. ft. and will be up to code.

Mr. Septon asked if the building would be a modular structure or a permanent building. Mr. Cragolini responded and said it would be a permanent structure.

Ms. Massey asked where on the lot the building will be. Mr. Cragolini responded that it will be close to the light pole (indicated on picture) to allow for the best use of space.

Mr. Septon asked if there will be an entrance in the rear of the parcel, or if there will be just one entrance and exit onto Poinsett Street. Mr. Cragolini responded that they are not sure yet; they need to see plans from the civil engineer. Mr. Cragolini mentioned there will be a landscape buffer in the rear of the parcel. Mr. Septon asked Staff to clarify the requirements for the buffer. Mr. McMahan clarified that the parcel needs to have its access off of Poinsett Street and a buffer in the rear, to protect residential properties that are located behind the parcel.

Mr. Septon asked if the front of the building will face Poinsett Street. Mr. Cragolini said that the building can face Poinsett Street and they can make any other necessary changes. Ms. McCormick confirmed that there is a curb cut at the parcel off of Poinsett Street, and that in order to use this street entrance with the curb cut, the applicant will have to apply to DOT to receive an encroachment permit.

Mr. McMahan reminded that the Board can require additional conditions to this application in order for them to approve it. The Board does not have to only follow what Staff recommended.

Mr. Griffin requested to make the requirement that the building faces Poinsett Street. Ms. Massey agreed with the request. Mr. Cragolini said that would not be a problem.

Dr. Hughey asked if building on the property would be towards the rear of the property or right in the front. Mr. Cragolini responded that the building would be more in the middle, with cars in the front on Poinsett.

Mr. Septon asked Staff for clarification on whether the parcels behind the property in discussion are all residential. Mr. McMahan clarified that all those parcels are indeed residential. Ms. McCormick added that another subdivision is currently being built there with single-family homes.

Dr. McAbee asked how cars will be delivered to the lot. Mr. Cragolini said that cars will be transported by owners. No eighteen wheelers will be used and there will be at most 3 cars per week delivered.

ACTION – Mr. Griffin made a motion to approve BZA 2019-01 with the condition that the building to be constructed to face Poinsett Street, and that the structure meets all other Staff recommendations. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0. The request was approved.

B. BZA 2019-02

Mr. Septon opened a business meeting for BZA 2019-02.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2019-02.

Amber Helmbrecht, the applicant for the request, gave a brief overview of the request.

ACTION – Ms. Massey made a motion to approve BZA 2019-02. Mr. Griffin seconded the motion. The motion carried with a vote of 6 to 0. The request was approved.

VII. Other Business

Planning and Zoning Staff Report

Mr. McMahan updated the Board on the remaining dates available for training during the 2018 calendar year. Training will hopefully be held quarterly this year.

Ms. McCormick said she would send out dates of trainings out for the Board. She said that it is possible for the board to come when they have time to do the trainings.

Mr. Griffin asked how long trainings will be. Ms. McCormick said that training videos last for about 3 hours, but that they are set up to be very flexible.

VIII. Executive Session

XI. Adjourn

There being no other business, Dr. McAbee made a motion to adjourn the meeting at 7:15pm. Ms. Massey seconded the motion. Meeting adjourned.