



**City of Greer**  
**Board of Zoning Appeals Minutes**  
**August 5, 2019**

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

**Member(s) Absent:** Monica Ragin Hughey

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

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**I. Call to Order**

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

Dr. McAbee stated he would be recusing himself from BZA 2019-12 and BZA 2019-13.

**II. Minutes of Board of Zoning Appeals Meeting**

**ACTION** –Mr. Griffin made a motion to approve the Board of Zoning Appeals Meeting minutes from July 8, 2019. Dr. McAbee seconded the motion. The motion carried with a vote of 4 to 0. Ms. Tsesmeloglou and Ms. Massey abstained from the vote. Dr. Hughey was absent from the vote. The minutes were approved.

**III. Public Hearing**

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

**A. BZA 2019-11**

Mr. Septon opened the public hearing for BZA 2019-11.

Staff 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 2019-11.

**B. BZA 2019-12**

Mr. Septon opened the public hearing for BZA 2019-12.

Staff 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 2019-12.

### **C. BZA 2019-13**

Mr. Septon opened the public hearing for BZA 2019-13.

Staff 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 2019-13.

## **IV. Old Business**

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

## **V. New Business**

### **A. BZA 2019-11**

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-11.

Staff presented the details of the request and staff analysis with recommendation of approval for BZA 2019-11 to allow for a variance to reduce the rear setback line from 20 feet to 19.25 feet.

Donna Brown, applicant for the request, was present but did not speak as the Board did not have any questions.

**ACTION** – Dr. McAbee made a motion to approve BZA 2019-11. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

### **B. BZA 2019-12**

Dr. McAbee stepped down from the panel, recusing himself from the following two requests.

Mr. Septon opened a business meeting for BZA 2019-12.

Staff presented the details of the request and staff analysis with recommendation for approval for a variance for the number of façade signs to be increased from three to nine.

Chris Bench, representative for the applicant, was available to answer any questions the Board had.

Ms. Massey asked Mr. Bench how many signs would be on the Spring street side of the business. Mr. Bench stated there would be no signs on that side of the business.

After a brief discussion, the Board voted on the request.

**ACTION** – Ms. Lynn made a motion to approve BZA 2019-12. Mr. Griffin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

## **B. BZA 2019-13**

Mr. Septon opened a business meeting for BZA 2019-13.

Staff presented the details of the request and staff analysis with recommendation for approval for a variance to increase the allowable sign height from 30 feet to 36 feet.

Mr. Septon asked staff to clarify the location of the sign. Mr. McMahan stated that the sign would be moved from its current location to the new location across the street.

Mr. Griffin asked staff to clarify the distance from the sign to Wade Hampton Blvd. Mr. McMahan advised approximately 15 to 20 feet and this would meet the requirements of the ordinance.

Chris Bench, representative for the applicant, was available to the Board to answer any questions. The Board had no questions for the applicant.

**ACTION** – Mr. Griffin made a motion to approve BZA 2019-13. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Dr. McAbee returned to the panel for the remaining of the meeting.

## **VI. Other Business**

Planning and Zoning Staff Report

Staff updated the Board on upcoming training opportunities.

## **VII. Executive Session**

## **VIII. Adjourn**

There being no other business, Ms. Massey made a motion to adjourn the meeting at 5:53pm. Ms. Lynn seconded the motion. Meeting adjourned.