



City of Greer
Board of Zoning Appeals Minutes
September 9, 2019

Members Present: Thomas McAbee, Vice Chair
Steve Griffin
Lisa H. Lynn
Emily Tsesmeloglou

Member(s) Absent: Robbie Septon, Chair
Monica Ragin Hughey
Glendora Massey

Staff Present: Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Call to Order

Dr. McAbee 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 August 5, 2019 Board of Zoning Appeals meeting. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 4 to 0. Mr. Septon, Dr. Hughey, and Ms. Massey were absent from the vote.

III. Public Hearing

Dr. McAbee read a brief statement about conducting the public hearing portion of the meeting.

A. BZA 2019-14

Dr. McAbee opened the public hearing for BZA 2019-14.

Staff gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2019-14.

B. BZA 2019-16

Dr. McAbee opened the public hearing for BZA 2019-16.

Staff gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2019-16.

IV. Old Business

Dr. McAbee announced there was no old business to discuss at the meeting.

V. New Business

A. BZA 2019-14

Dr. McAbee read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-14.

Staff presented the details of the request and staff analysis with recommendation of approval for BZA 2019-14 to locate a sign above the ground floor for a building located at 400 Memorial Dr.

Chuck Langston, applicant for the request, gave a brief overview of the use of the building.

Mr. Griffin asked if the two current business located in the building would have their signs posted and the remaining business would be left vacant until it is determined what business would occupy the space. Mr. Langston confirmed that is correct.

ACTION – Ms. Tsesmeloglou made a motion to approve BZA 2019-14. Ms. Lynn seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

B. BZA 2019-16

Dr. McAbee opened a business meeting for BZA 2019-16.

Staff presented the details of the request and staff analysis with a recommendation of approval for a Special Exception to allow for Multi-Family Dwellings as stated in 5:7.3 of the Zoning Ordinance on Park Ave.

Ms. Tsesmeloglou asked staff to clarify the architectural requirements of the downtown overlay district. Mr. McMahan stated that the downtown overlay encompasses everything that is C-1. He stated that the design of the townhomes would have to be in character with the downtown area. He advised that he has spoken with the applicant and that staff would be working with the applicant on those details.

Dr. McAbee asked staff if there was adequate space with the proposed number of units and the required parking. Mr. McMahan advised that there is and that the applicant has proposed less units that the density allows.

Neil Fogelman, with Fant Reichert & Fogleman, gave a brief overview of the project. He advised that there would be a sidewalk installed in front of the units and the price point would be approximately \$200,000 per unit.

ACTION – Mr. Griffin made a motion to approve BZA 2019-16. Ms. Lynn seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

VI. Other Business

Planning and Zoning Staff Report

Staff updated the Board on upcoming training opportunities. Staff introduced Ruthie Helms as the new Interim Director of the Building and Development Standards Department.

VII. Executive Session

VIII. Adjourn

There being no other business, Mr. Griffin made a motion to adjourn the meeting at 5:54pm. Ms. Tsesmeloglou seconded the motion. Meeting adjourned.