



City of Greer
Board of Zoning Appeals Minutes
November 4, 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: Brandon McMahan, Planner
Ashley Kaade, Planner
Brandy Blake, Planning and Zoning Coordinator

I. Call to Order

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

Mr. Septon recognized Mr. McMahan to speak. Mr. McMahan introduced Ashley Kaade, Planner and new employee to the Board.

II. Minutes of Board of Zoning Appeals Meeting

ACTION –Dr. McAbee made a motion to approve the minutes from the September 9, 2019 Board of Zoning Appeals meeting. Ms. Lynn seconded the motion. The motion carried with a vote of 5 to 0. The motion passed. Ms. Massey abstained from the vote and Dr. Hughey was absent from the vote.

III. Public Hearing

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

A. BZA 2019-17

Mr. Septon opened the public hearing for BZA 2019-17.

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 2019-17.

B. BZA 2019-18

Mr. Septon opened the public hearing for BZA 2019-18.

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 2019-18.

C. BZA 2019-19

Mr. Septon opened the public hearing for BZA 2019-19.

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 2019-19.

IV. Old Business

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

V. New Business

A. BZA 2019-17

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-17.

Staff presented the details of the request and staff analysis with recommendation of approval for BZA 2019-17 to grant a variance to reduce the rear setback from 20 feet to 5 feet.

Butch Baur, applicant for the request with Waffle House, stated that this property was the right size for a Waffle House. He advised that the dumpster enclosure was the closest to the property line with 5 foot between it and the property line.

Mr. Septon asked staff if the property adjacent to the proposed dumpster enclosure was owned by the airport. Mr. McMahan advised that it was and the applicant had received a letter of approval from GSP for this project.

ACTION – Dr. McAbee made a motion to approve BZA 2019-17. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. BZA 2019-18

Mr. Septon opened a business meeting for BZA 2019-18.

Staff presented the details of the request and staff analysis with a recommendation of approval for a variance to reduce the rear setback from 20 feet to 15 feet with the following condition: the applicant will install a privacy fence and landscaping along the southern property line.

Mr. Griffin asked staff to clarify the fencing material that is being requested. Mr. McMahan advised that typically an opaque fence or privacy fence and some type of landscaping would be required, no chain link fences would be permitted.

Greg Sherk, applicant, advised the Board that the property adjacent to the rear of the property in question belong to him. He stated that he had no objections to installing a fence and landscaping.

ACTION – Ms. Massey made a motion to approve BZA 2019-18 with staff’s conditions. Mr. Griffin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. BZA 2019-18

Mr. Septon opened a business meeting for BZA 2019-19.

Staff presented the details of the request and staff analysis with recommendation of approval for a variance to allow for City of Greer monument signs to be located within the right of way and to allow for a taller sign than allowed by the ordinance.

Dr. McAbee asked staff to confirm that none of the proposed signs would be a hazard to safety for motorists. Mr. McMahan advised that SCDOT would review each sign in the right-of-way and determine that it meet all safety requirements needed prior to any permits being issued.

Dr. McAbee asked if all the businesses in the area were notified and if any opposed to te signs. Mr. McMahan stated that all the proposed locations were posted with signage for the public hearing and that staff had not received any complaints.

ACTION – Dr. McAbee made a motion to approve BZA 2019-19. Ms. Lynn seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. 2020 Calendar Dates

Staff presented the Board with the proposed calendar dates for the Board of Zoning Appeals meetings in 2020.

ACTION – Mr. Septon made a motion to approve the proposed calendar dates. Ms. Lynn seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VI. Other Business

Planning and Zoning Staff Report

Staff updated the Board on upcoming training opportunities. Staff informed the Board that the members were invited to a celebratory luncheon in appreciation of all the Boards and Commission for the City on December 5th, 2019

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.