



City of Greer
Board of Zoning Appeals Minutes
July 10, 2017

Members Present: Kevin Duncan, Vice Chairman
William Henry
Lisa H. Lynn
Glendora Massey
Thomas McAbee
Monica Y. Ragin

Member(s) Absent: Allison Ringer, Chairman

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

I. Advisory Meeting

a. Call to Order

Keven Duncan, Vice Chairman, called the meeting to order at 5:35 p.m.

b. Opening Remarks

Mr. Duncan read the Opening Remarks

c. Approval of Minutes from June 5, 2017

Glendora Massey made a motion to approve the minutes as corrected. William Henry seconded the motion. The motion carried with a vote of 5 to 0. Monica Y. Ragin abstained from the vote. Allison Ringer was absent from the vote.

II. Public Hearing

a. July BZA Cases

Bandon McMahan presented the Staff Reports and PowerPoint presentations for the following cases to the Board.

1. BZA 2017-18 Providence Baptist Church 215/217 Randall Street

Paul Dean, applicant, spoke in favor of case BZA 2017-18 and said that he felt the church needed to be in downtown.

Mr. Henry asked Mr. Dean is the parking for the church would be sufficient in the downtown area. Mr. Dean replied yes, it would accommodate about 100 people.

Dr. McAbee made a motion to approve BZA 2017-18. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0.

The following 3 cases were discussed and presented as 1 as they all pertain to the same sign.

2. BZ-V 2017-19 St. Clair Signs/Greer Flooring 913 N. Main St

- 3. BZ-V 2017-20 St. Clair Signs/Greer Flooring 913 N. Main St
- 4. BZ-V 2017-21 St. Clair Signs/Greer Flooring 913 N. Main St

Rusty Harrison, St. Clair Signs, explained the size and location of the sign for Greer Flooring to the Board.

Mr. Henry asked Mr. Harrison if this company had ever had a freestanding sign before. Mr. Harrison advised the Board that Greer Flooring had not had a freestanding sign before this request.

Mr. Henry made a motion to approve case BZ-V 2017-19. Ms. Lynn seconded the motion. The motion carried with a vote of 5-0. Dr. McAbee abstained from the vote.

Ms. Lynn made a motion to approve case BZ- V 2017-20. Mr. Henry seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote.

Ms. Massey made a motion to approve case BZ-V 2017-21. Dr. Ragin seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote.

Kelli McCormick advised the Board that the applicants for the following cases were not present and it would be up to the Board if they decided to review the cases. Ms. McCormick proceeded to get Travis Garrett, applicant representing Plastic Omnium Auto Exterior LLC, on the phone per the Boards request to answer any questions.

- 3. BZ-V 2017-22 Plastic Omnium Auto Exterior LLC 310 Genoble Rd
- 4. BZ-V 2017-23 Plastic Omnium Auto Exterior LLC 310 Genoble Rd
- 5. BZ-V 2017-24 Plastic Omnium Auto Exterior LLC 310 Genoble Rd

Mr. Henry asked Mr. Garrett why the company wanted a sign on the roof. Mr. Garrett advised the Board that it is company policy to have a sign on the roof when the building is in proximity to an airport.

Dr. McAbee asked staff to explain their recommendation for approval for the roof signage for BZ-V 2017-24. Ms. McCormick advised the Board that when considering roof signage, staff's interpretation is that roof signage, are signs that project from the roof. Staff doesn't consider a flat sign on a roof that is visible by planes a roof sign.

Dr. McAbee asked staff if approving case BZ-V 2017-24 would set a precedence for future cases. Ms. McCormick advised the Board that each variance is always considered on its own purpose. She stated that there has been a previous approval for a roof sign to be seen by Google Earth at The Strip Club but doesn't know if that case was heard by the Board of Zoning Appeals or if it was approved by Staff.

Dr. McAbee stated his concern that the Board has been asked to grant more variances regarding signage recently than in the past. He is concerned about fairness to previous businesses that are meeting the requirements of the Ordinance. He stated that he thinks these kinds of matters should go the Mayor and City Administrator so that the Ordinance regarding signage could be updated to address all the new issues that are coming up, and will hold all businesses to the same standards. He then stated that for this reason, he abstained from the previous cases votes, BZ-V

2017-19, BZ-V 2017-20, and BZ-V 2017-21, and would be abstaining from the vote for cases BZ-V 2017-22, BZ-V 2017-23, and BZ-V 2017-24, because he thinks these matters should be dealt with by City Council to update the City Ordinances. He stated that because the Board of Zoning Appeals decisions are legally binding and can be appealed in Circuit Court, that the decisions made by the BZA do set a legal precedence that can be used in a court of law and can later be challenged.

Ms. McCormick stated that there may be a more stringent approach to the Ordinance taking place now, due to new staff, and that the amount of growth in the City contributes to the number of variances that are coming before the Board.

Mr. Price stated that he agreed that with the growth in the City, reviewing the Ordinance would be beneficial.

Ms. McCormick stated that she would put together a report to present to City Council to address these concerns.

Ms. Lynn made a motion to approve case BZ-V 2017-22. Dr. Ragin seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote.

Mr. Henry made a motion to approve case BZ-V 2017-23. Dr. Ragin seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote.

Ms. Lynn made a motion to approve case BZ-V 2017-24. Dr. Ragin seconded the motion. The motion carried with a vote of 4 to 1. Dr. Ragin voting in opposition. Dr. McAbee abstained from the vote.

Mr. Price stated that case BZ-V 2017-24 does need to be a case to discuss with City Council because this case could set a legal precedence.

III. Old Business -None

IV. New Business – None

V. Executive Session – None

VI. Adjourn

Meeting adjourned at 6:13 p.m.