



City of Greer
Board of Zoning Appeals Minutes
June 5, 2017

Members Present: Allison Ringer, Chairman
Kevin Duncan
William Henry
Lisa H. Lynn
Glendora Massey
Thomas McAbee

Member(s) Absent: Monica Y. Ragin

Staff Present: Kelli McCormick, AICP, Planner
Brandon McMahan, Zoning Coordinator
Brandy Blake, Administrative Assistant

I. Public Hearing

a. Call to Order and Opening Remarks

Chairperson Ringer called the Public Hearing to order at 5:30 p.m.

Kelli McCormick introduced Brandy Blake, Administrative Assistant to the Board.

b. BZ-U 2017-11

Ms. McCormick presented case BZ-U 2017-11 (see attached Staff Report).

Ms. McCormick advised the Board that she had spoken with the City Attorney and the Fire Marshall, Scott Keely, about the concerns of the Board regarding the storage of propane tanks on RV's from the May 1, 2017 meeting. She stated that Mr. Keely was ok with the storage of these items and would be inspecting the facility at a later time for permitting and business licenses.

Chairperson Ringer recognized David Hall, Engineer, to speak in favor of this case.

William Henry asked Mr. Hall if he could give an estimate of the maximum number of propane tanks that could be stored in the facility at one time. Mr. Hall advised the Board that his estimate would be approximately 19.

Mr. Henry asked Ms. McCormick what the basis for staff approval in this matter was. Ms. McCormick advised that the proposed plans meet the requirements of the ordinance.

There being no other citizens to speak on this case, Chairman Ringer asked if there was a motion to vote on case BZ-U 2017-11.

Kevin Duncan made a motion to vote on case BZ-U 2017-11, Use by Special Exception, to allow mini-warehouse in an area zoned C-2. Thomas McAbee seconded the motion. The motion carried with a vote of 4-2, Approved. Thomas McAbee and William Henry voting in opposition.

c. BZ-U 2017-12

Ms. McCormick presented case BZ-U 2017-12 (see attached Staff Report).

Chairman Ringer recognized Don Foster, applicant, to speak in favor of this case.

Mr. Henry asked Mr. Foster if RV's would be stored in this facility. Mr. Foster advised the Board that generally no. Mr. Foster advised that automobiles, boats, and work trailers were the main items stored in this facility.

Mr. McAbee asked if Mr. Foster could identify any risk of fire to the nearby residences presently or in the future. Mr. Foster advised the storage of flammable chemicals are not permitted to be stored in the facility.

Mr. Henry asked Mr. Foster is the gas in cars would be drained before storage. Mr. Foster advised the Board that generally they do request that the fuel in cars be drained to less than 1/8 or 1/16 of a tank to store in that facility.

There being no other citizens to speak Chairman Ringer asked if there was a motion to vote on Case BZ-U 2017-12.

Mr. McAbee made a motion to vote on case BZ-U 2017-12, Use by Special Exception, to allow mini-warehouse in an area zoned C-2. Ms. Lynn seconded the motion. The motion carried with a vote of 6-0, Approved.

d. BZ-V 2017-13

Ms. McCormick presented case BZ-V 2017-13 (see attached Staff Report).

Chairman Ringer recognized Dawn Southerland, Atlas Signs, to speak in favor of the Variance and give a presentation to the Board.

There being no other citizens to speak Chairman Ringer asked if there was a motion to vote on Case BZ-U 2017-13.

William Henry made motion to vote on case BZ-U 2017.13, Sign Variance for allowing 3 additional signs than the Ordinance allows per building. Kevin Duncan seconded the motion. The motion carried with a vote of 6-0, Approved.

e. BZ-U 2017-14

Ms. McCormick presented case BZ-U 2017-14 (see attached Staff Report).

Ms. McCormick advised the Board that cases BZ-U 2017-16 and BZ-U 2017-17, both directly related to this case, would fall under the purview of the Greer Planning Commission and would not be heard by the Board today.

Chairman Ringer recognized Kavita Borsum, daughter of applicant Indu Vakharia, to speak in favor of the Case and give a presentation.

William Henry made a motion to vote on case BZ-U 2017-14, Use by Special Exception to allow a Single Family Residential Development to go in an area zoned R-M1 and R-M2, Multifamily Residential Districts. Lisa H. Lynn seconded the motion. The motion carried with a vote of 6-0, Approved.

f. BZ-V 2017-15

Ms. McCormick presented case BZ-V 2017-15 (see attached Staff Report).

Chairman Ringer recognized Kavita Borsum, daughter of applicant Indu Vakharia, to speak in favor of the Case and give a presentation.

After a brief discussion of the Board, Ms. Borsum and Staff, Kevin Duncan made a motion to table case BZ-V 2017-15, Lighting Variance in Single Family Residential Developments, until the July 2017 meeting. Thomas McAbee seconded the motion. The motion carried with a vote of 6-0, Approved.

II. Business Meeting

a. Approval of Minutes from May 1, 2017.

William Henry made a motion to approve the minutes from May 1, 2017 as submitted. Thomas McAbee seconded the motion. The motion carried with a vote of 3-0. Glendora Massey, Kevin Duncan, and Lisa H. Lynn abstained from the vote.

III. Old Business -None

IV. New Business – None

V. Executive Session – None

VI. Adjourn

Meeting adjourned at 6:27 p.m.