



City of Greer
Board of Zoning Appeals Minutes
October 12, 2020

Members Present: Robbie Septon, Chair
Steve Griffin
Monica Ragin Hughey
Glendora Massey
Christi Poole
William Crosby

Member(s) Absent: Emily Tsesmeloglou

Staff Present: Brandon McMahan, Planner
Ruthie Helms, Building and Development Standards
Emily Williams, Planning and Zoning Assistant

I. Call to Order

Mr. Septon 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 September 14, 2020 Board of Zoning Appeals meeting. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The motion passed. Mr. Crosby did not vote as he was not on the board at the time of the last meeting.

ACTION –Ms. Massey made a motion to change the order in the agenda to hear BZASE 20-26 and BZASE 20-28 together, then hear BZASE 20-27 due to BZASE 20-26 and BZASE 20-28 having the same applicant. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

III. Public Hearing

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

A. BZASE 20-26 & BZASE 20-28

Mr. Septon opened the public hearing for BZASE 20-26 and BZASE 20-28

Staff gave the basic information for the request.

Jeff Gossett, applicant for the request, gave a brief overview of the request. He stated he intended to open a high-end liquor and wine store in the building. The applicant stated that this type of retail would bring more business to the city of Greer. The applicant stated he did not know whether he

wanted to put his liquor and wine store on 117 Trade Street (BZASE 20-26) or 108 Trade Street (BZASE 20-28). Mr. Septon informed the board that a special exception stays with the parcel, not the particular business going onto the parcel at the time of the case.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZASE 20-26 and BZASE 20-28.

C. BZASE 20-27

Mr. Septon opened the public hearing for BZASE 20-27.

Staff gave the basic information for the request.

The applicant for the request was not present.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZASE 20-27.

V. New Business

A. BZASE 20-26 and BZASE 20-28

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 20-28.

Staff presented the details of the request and staff analysis with recommendation of approval. Mr. Griffin asked the staff approximately how close the two locations were to each other, the staff informed him they were roughly 200 feet from each other. Staff informed the board that there is no way to regulate that if another liquor store were to go in to this location that it would be “high-end” because that is a subjective term. Mr. Crosby asked staff if the board approved this if all C-1 zoning would allow for a liquor store, staff informed him this was only for these particular parcels in C-1. As many of the board members expressed concern for approving two locations within 200 feet of each other.

ACTION-Mr. Septon made a motion to table BZASE 20-26 and BZASE 20-28. There was no second, the motion failed.

ACTION - The applicant withdrew his application from BZASE 20-28.

Ms. Poole asked if the location for BZASE 20-26 already had power and parking, staff informed her that they did. Mr. Septon and the staff again informed the Board that the special exception decision would stay with the parcel, not the business. The Board was also informed that if the request did not pass or if Mr. Gossett wanted to bring back the withdrawn case at a later date, that would be considered a new, separate request.

ACTION – Mr. Griffin made a motion to approve BZASE 20-28. Dr. Hughey seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

B. BZASE 20-27

Mr. Septon opened a business meeting for BZASE 20-27.

Staff presented the details of the request and staff analysis with a recommendation of approval. The Board asked for clarification on the location and if there was adequate parking.

ACTION – Mr. Septon made a motion to approve BZASE 20-27. Mr. Griffin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. 2021 BZA Calendar

Staff presented the 2021 Calendar to the Board and pointed on July and September dates would not be on the first Monday of the month because of holidays.

ACTION – Dr. Hughey made a motion to approve the 2021 BZA Calendar. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VI. Other Business

Staff updated the Board on the appreciation lunch in December.

Mr. Septon introduced the new Board member, William Crosby.

VII. Executive Session

VIII. Adjourn

There being no other business, Dr. Hughey made a motion to adjourn the meeting at 6:23 pm. Ms. Poole seconded the motion. Meeting adjourned.