



**City of Greer**  
**Board of Zoning Appeals Minutes**  
**February 1, 2021**

**Members Present:** Robbie Septon, Chair  
Steve Griffin  
Glendora Massey  
Christi Poole  
Emily Tsesmeloglou

**Members Absent:** William Crosby  
Monica Hughey

**Staff Present:** Ashley Kaade, Planner

---

**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 November 9, 2020 Board of Zoning Appeals meeting. Ms. Massey seconded the motion. The motion carried with a vote of 4 to 0. The motion passed. Mr. Septon abstained from the vote.

**III. Election of Officers**

**ACTION** – Mr. Griffin made a motion to nominate Mr. Septon as Chair. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 5 to 0. The motion passed. Mr. Septon abstained from the vote.

**ACTION** – Mr. Septon made a motion to nominate Mr. Griffin as Vice-Chair. Ms. Massey seconded the motion. The motion carried with a vote of 4 to 0. The motion passed. Mr. Griffin abstained from the vote.

**IV. Public Hearing**

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

**A. BZAV 20-17**

Mr. Septon opened the public hearing for BZAV 20-18.

Staff gave the basic information for the request and clarified that this item and the following two were for the same building; however the Board would consider each request separately. Since the City of Greer was the applicant, there was no further information provided.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZAV 20-18.

**B. BZAV 20-19**

Mr. Septon opened the public hearing for BZAV 20-19.

Staff gave the basic information for the request; since the City of Greer was the applicant, there was no further information provided.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZAV 20-19.

**C. BZAV 20-20**

Mr. Septon opened the public hearing for BZAV 20-20.

Staff gave the basic information for the request; since the City of Greer was the applicant, there was no further information provided.

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

**D. BZAV 20-21**

Mr. Septon opened the public hearing for BZAV 20-21.

Staff gave the basic information for the request. Ms. Kaade informed the Board that the applicant was not able to attend. As this case was originally on the docket for the cancelled meeting in January staff let the Board know they could decide the case without the applicant present or table the item until the next meeting.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZAV 20-21.

**E. BZAV 20-22**

Mr. Septon opened the public hearing for BZAV 20-22.

Staff gave the basic information for the request; since the City of Greer was the applicant, there was no further information provided.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZAV 20-22.

**F. BZAV 20-23**

Mr. Septon opened the public hearing for BZAV 20-23.

Staff gave the basic information for the request and clarified that this item and the following two were for the same building; however the Board would consider each request separately.

Mr. Septon addressed the applicants and let them know they could speak during public hearing for each case or wait until new business to address any questions the Board may have. The applicants opted not to speak at the public hearing.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZAV 20-23.

#### **G. BZAV 20-24**

Mr. Septon opened the public hearing for BZAV 20-24.

Staff reviewed the information from the previous case.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZAV 20-24.

#### **H. BZAV 20-25**

Mr. Septon opened the public hearing for BZAV 20-25.

Staff reviewed the information from the previous two cases and made sure the Board knew which sign had requested illumination.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZAV 20-25.

### **V. New Business**

#### **A. BZAV 20-18**

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZAV 20-18.

Staff presented the details of the request and staff analysis for BZAV 20-18 to grant a variance to allow for two façade signs larger than the 50 SF maximum in the Downtown Overlay. Given the unique scale and use of the building, staff recommended approval.

**ACTION** – Ms. Tsesseloglou made a motion to approve BZAV 20-18. Ms. Poole seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

#### **B. BZAV 20-19**

Mr. Septon opened a business meeting for BZAV 20-19.

Staff presented the details of the request and staff analysis for BZAV 20-19 to grant a variance to allow for two façade signs higher than the 15 feet maximum height in the Downtown Overlay. Given the unique scale and use of the building, staff recommended approval.

**ACTION** – Mr. Griffin made a motion to approve BZAV 20-19. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

#### **C. BZAV 20-20**

Mr. Septon opened a business meeting for BZAV 20-20.

Staff presented the details of the request and staff analysis for BZAV 20-20 to grant a variance to allow for one sign with internal illumination in the Downtown Overlay. Given the unique scale and use of the building, staff recommended approval.

Mr. Septon requested staff clarification regarding precedence this might set if passed. Ms. Kaade referenced previous correspondence with the City Attorney confirming that each request is a case-by-case analysis and decision by the Board. Factors that can be taken into account include height, use, use of surrounding property among others.

**ACTION** – Ms. Massey made a motion to approve BZAV 20-20. Mr. Griffin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

#### **D. BZAV 20-21**

Mr. Septon opened a business meeting for BZAV 20-21.

Staff presented the details of the request and staff analysis for BZAV 20-21 to grant a variance to allow for two façade signs, including one existing projecting sign and joint identification wall sign, in the Downtown Overlay. As this is the only commercial building on its side of Victoria Street and the building has multiple tenants spanning two floors, staff recommended approval.

The Board discussed the absence of the applicant. Mr. Septon reviewed options including hearing the case and voting, hearing the case and tabling the item until the applicant could answer questions if applicable, or not discussing the case further and tabling the item. The Board briefly discussed and decided to move forward and table the item if there were any concerns of note.

Several Board members had questions about the sign placement and whether signs were already in place. Ms. Kaade reviewed the photos in the presentation. The Board reflected on previous cases that requested multiple signs; however felt that this situation was different in regards to the multiple tenants.

**ACTION** – Ms. Tsismeloglou made a motion to approve BZAV 20-21. Mr. Septon seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

#### **E. BZAV 20-22**

Mr. Septon opened a business meeting for BZAV 20-22.

Staff presented the details of the request and staff analysis for BZAV 20-22 to grant a variance to exceed height in a monument sign. Since this is a civic use and the sign is located at the pedestrian entrance to the park, staff recommended approval.

Mr. Septon noted his surprise that this sign required a variance since it was not located along the roadway. Ms. Kaade explained that while it has a unique design, it is still considered a freestanding sign and the closest applicable sign type was a monument sign.

**ACTION** – Ms. Poole made a motion to approve BZAV 20-22. Mr. Griffin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

#### **F. BZAV 20-23**

Mr. Septon opened a business meeting for BZAV 20-23.

Staff presented the details of the request and staff analysis for BZAV 20-23 to allow for two façade signs larger than the 50 SF maximum in the Downtown Overlay. Given the unique scale and use of the building, staff recommended approval.

Applicants Aashay Patel and Yatish Patel with Sycamore Investments answered a few questions from the Board regarding location and placement (protrusion) of the signs.

**ACTION** – Ms. Massey made a motion to approve BZAV 20-23. Mr. Griffin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

#### **G. BZAV 20-24**

Mr. Septon opened a business meeting for BZAV 20-24.

Staff presented the details of the request and staff analysis for BZAV 20-24 to grant a variance to allow for two façade signs higher than the 15 feet maximum height in the Downtown Overlay. Given the unique scale and use of the building, staff recommended approval.

**ACTION** – Mr. Griffin made a motion to approve BZAV 20-24. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

#### **H. BZAV 20-25**

Mr. Septon opened a business meeting for BZAV 20-25.

Staff presented the details of the request and staff analysis for BZAV 20-25 to grant a variance to allow for one sign with internal illumination in the Downtown Overlay. Given the unique scale and use of the building, staff recommended approval.

Mr. Septon discussed precedence, particularly in comparison to variance cases with electronic message signs at schools and asked if staff had considered similar conditions related to brightness and hours. Ms. Tsesmeloglou stated that she felt they were different as the message signs change and are located in residential areas. Mr. Septon agreed.

**ACTION** – Ms. Poole made a motion to approve BZAV 20-25. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

## **VI. Other Business**

Planning and Zoning Staff Report

Staff reminded the Board of training opportunities and provided a brief overview of the Unified Development Ordinance (UDO) project.

## **VII. Executive Session**

## **VIII. Adjourn**

There being no other business, Mr. Griffin made a motion to adjourn the meeting at 6:26 pm. Ms. Massey seconded the motion. Meeting adjourned.