



City of Greer
Board of Zoning Appeals Minutes
July 2, 2018

Members Present: Allison Ringer, Chairman
Thomas McAbee, Vice Chairman
Steve Griffin
Monica Ragin Hughey
Lisa H. Lynn
Glendora Massey
Robbie Septon

Member(s) Absent:

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

I. Advisory Meeting

a. Call to Order

Ms. Ringer 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 June 4, 2018 Board of Zoning Appeals Meeting. Dr. McAbee seconded the motion. The motion carried with a vote of 7 to 0.

III. Public Hearing

Ms. Ringer read a brief statement about conducting the public hearing portion of the meeting.

A. BZA 2018-10

Ms. Ringer opened the public hearing for BZA 2018-10.

Ms. McCormick read the docket information for BZA 2018-10.

Ms. Ringer asked Ms. McCormick what safety standards this school would be held to. Ms. McCormick stated the school would have to meet all federal, state and local guidelines.

Mr. Griffin asked Ms. McCormick to clarify the anticipated student population for the school. Ms. McCormick stated that the applicant's statement of intent proposes 10-30 students to start and expand up to 50 students or more in the future.

Mike Sinclair, resident at 372 Liberty Hill Road Greer, stated that he is concerned about the road infrastructure and the increase in cars to the area and the people that would be on the property. He

stated that speed of vehicles on Abner Creek Road and Liberty Hill Road is also a concern. He advised that many vehicles have to have one tire off of Liberty Hill Road to pass. He stated that the addition of 50 cars for this proposed school will only add to this congestion and safety issues. He stated that his second concern is that this proposed school will be a business and does not fit into the rural character of the area. He advised that his final concern is for the additional buildings on the property and that sharing a property line on two sides could be harmful to his life as a growing young farmer. He stated that he is also concerned with any rainwater issues that may arise with having a proposed 8,000sqft building on the property. He stated that this proposal has moved very fast and he feels this has been rushed through. He asked that the Board to think of traffic, the growing public nature, the precedence set by allowing a business in this area, and the significant impact on the life of his family trying to start a small farm.

Dr. McAbee asked Mr. Sinclair, for the record, if he was opposed to this request. Mr. Sinclair advised, he is opposed to the current design with the multiple new structures of that sizes.

Ms. Ringer asked Mr. Sinclair if there would be a compromise in the development of the school at this location. Mr. Sinclair advised that the number of students, the additional buildings, and the lack of information of what will happen on the property. He stated he doesn't know what a compromise would look like because they were never invited into a conversation.

Ms. Ringer asked if he currently has a problem with rainwater on the property. He advised no.

Daniel Harrison, resident at 1197 Abner Creek Road Greer, stated he is very proud of the growth in the community and what's important is smart growth. He stated that just because his property is in the city doesn't give anyone the right to take away their quality of life and burden them with the challenges of putting a business across the street from their homes. He advised that his concerns are traffic and that the area is rural in nature. He advised that he is not from Greer but moved here and is very proud to be a resident of Greer and raise his family in this community. He spoke of some of the developments in the area and coming to the area. He stated that Abner Creek Road and Liberty Hill Road are used as short cuts to I-85 and the road is very dangerous due to speed and volume of traffic. He stated that he is concerned that this request will open a door for other businesses that can't be closed.

Ms. Ringer asked Mr. Harrison is he was familiar with Greer's master plan. Mr. Harrison stated yes, he didn't have a lot of time to research for this request but he has reviewed some of the master plan. He stated that he doesn't agree that this area should be considered an employment center.

Mr. McAbee asked Mr. Harrison, for the record, if he was opposed to this request. Mr. Harrison advised, yes.

Albert Bruder, resident at 1195 Abner Creek Road Greer, stated that a previous rezoning request in the area to rezone to commercial was denied due to the fact that commercial uses are not compatible in that area. He stated that normally the public is given a 30 day notice for these types of requests and that they are well documented. He advised that he couldn't find the address to the property until 1 week prior to this meeting and that he feels this request has been rushed through. He said that there is no clear information as to what this type of school will be. He advised that if tuitions are accepted and teachers are paid salaries that constitutes a business and that should not be allowed in the area. He advised that the recently approved subdivision, Colt's Neck, was going to put stress on the infrastructure and that the roads can't handle the additional traffic. He stated, for the record, he is opposed to this request because a business does not belong in this area.

As there was no one else to speak for or against this case. Ms. Ringer closed the public hearing for BZA 2018-10.

B. BZA 2018-11

Ms. Ringer opened the public hearing for BZA 2018-11.

Ms. McCormick read the docket information and presented several maps for BZA 2018-11.

There was no one to speak for or against this case. Ms. Ringer closed the public hearing for BZA 2017-11.

IV. Old Business -None

V. New Business-

A. BZA 2018-10

Ms. Ringer read a brief statement about conducting the business meeting and opened a business meeting for BZA 2018-08.

Ms. McCormick presented the details of the request and staff analysis and recommendation for BZA 2018-10. She addressed some of the comments and questions presented but the speakers during the public hearing.

Ms. McCormick stated that traffic was a concern for most the residents in the area. She agreed that traffic is a concern in that area but this request would not add a significant amount of traffic to the roads to warrant a full traffic analysis in her opinion.

Ms. McCormick advised that a detailed stormwater analysis would be conducted for any new construction on the property.

Ms. McCormick gave a brief explanation of what constitutes an employment center area, and what changes could be achieved in the new comprehensive plan that is due in 2020. She encouraged the public at the meeting to be part of the land planning process for the new comprehensive plan.

Harold and Susan Johnson, applicants, approached the podium and addressed the Board. Ms. Johnson stated that they are going to maintain the home and the property, except for the additional proposed that she has been an educator for over 40 years and her and her husband have come out of retirement to open this school. She then gave the details of the students that would be attending the school and the class sizes she is expecting. She stated that the proposed pavilion was to replace the traditional gym that schools have.

Ms. Ringer asked what type of run off from the pavilion would be expected. Ms. McCormick stated that the application would have to have an engineer apply to the City for stormwater runoff review and that no runoff would be permitted. Ms. Ringer asked Ms. Johnson if she would be willing to forgo the pavilion if it caused problems for the community. Ms. Johnson advised she would like to have the pavilion but would be willing to compromise on the size of the building.

Mr. Septon asked if the applicant would be fencing the property for the safety of the children and if so, where would the fencing be located. Ms. Johnson advised they would be fencing the property but had not decided where the fencing would be most beneficial at this time.

Ms. McCormick advised the Board that they could require fencing if they chose.

M. Johnson stated that some of the concerns from the community was whether the school would be for profit or not. She stated it would be for profit.

Ms. Ringer asked staff what granting this request would mean for future property owners. Ms. McCormick stated that the use would have to remain the same in the event of an owner change. She stated that any change to the plans of what the Board would approve must return to the Board for further approvals.

ACTION – Mr. Griffin made a motion to hold BZA 2018-10 until the next Board of Zoning Appeals meeting. Ms. Massey seconded the motion.

Dr. McAbee stated that he feels the applicant would like to provide a high quality of education for the children of Greer and that they are also concerned about the children's safety. He stated that most of the concerns from the community were traffic related and that he would like to have more information about improving the access to the school property, given the road conditions for the safety of the children, even though the Board may not require it.

Ms. Ringer asked staff if the Board could require a traffic study. Ms. McCormick stated that the Board could require a traffic study to be conducted but she did not feel in her professional opinion that it would be reasonable for this request. She advised that the Board they could have the City Engineer and SCDOT weigh in if they choose on the request and give their opinions on the traffic issues and possible improvements for that area. She advised that the Board could suggest a study of traffic in this area from SCDOT, but it would be decided by SCDOT if that would improve the current conditions.

Ms. Ringer stated that holding the request until the next meeting will give the Board members time to visit the site and see the road conditions for themselves and will give staff time to reach out to SCDOT about traffic improvements in the area.

Dr. McAbee stated that he had a prior engagement and would have to excuse himself from the meeting. He left the meeting at 6:56pm

ACTION - The vote continued and the motion to hold carried with a vote of 6 to 0. Dr. McAbee was absent from the vote.

B. BZA 2018-11

Ms. McCormick presented the details of the request and staff analysis and recommendation for BZA 2018-11.

Jack Johnson, applicant from Foresite Group Inc., gave a brief overview of the request. He asked the Board to recognize, for the record if approved, that the requested use and business NTB are specifically named.

ACTION – Ms. Lynn made a motion to approve BZA 2018-11. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0. Dr. McAbee was absent from the vote.

VI. Other Business

Planning and Zoning Staff Report

VII. Executive Session

VIII. Adjourn

There being no other business, Mr. Septon made a motion to adjourn. Dr. Hughey seconded the motion. The meeting adjourned at 7:08 pm.