



**City of Greer**  
**Board of Zoning Appeals Minutes**  
**November 5, 2018**

**Members Present:** Thomas McAbee, Vice Chair  
Steve Griffin  
Monica Ragin Hughey  
Lisa H. Lynn  
Glendora Massey  
Emily Tsesmeloglou

**Member(s) Absent:** Robbie Septon, Chair

**Staff Present:** Kelli McCormick, Planning Manager  
Brandon McMahan, Zoning Coordinator  
Brandy Blake, Development Coordinator  
Madeleine Bolick, GIS Planner  
Molly Kaminski, Planning Intern

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**I. Call to Order**

Dr. McAbee called the meeting to order and read the opening remarks. He introduced Emily Tsesmeloglou as a new board member.

**II. Minutes of Board of Zoning Appeals Meeting**

**ACTION** – Ms. Massey made a motion to approve the minutes from the October 8, 2018 Board of Zoning appeals meeting. Ms. Lynn seconded the motion. The motion carried with a vote of 5 to 0. Dr. Hughey abstained from the vote and Mr. Septon was absent from the vote.

**III. Public Hearing**

Dr. McAbee read a brief statement about conducting the public hearing portion of the meeting.

**A. BZA 2018-15**

Dr. McAbee opened the public hearing for BZA 2018-15.

Mr. McMahan read the docket information and gave the basic information for the request.

Chuck Langston, Langston-Black Real Estate Inc., spoke in favor of the request. He stated he felt granting the request would be a positive influence on the area.

As there was no one else to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2018-15.

**B. BZA 2018-16**

Dr. McAbee opened the public hearing for BZA 2018-16.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2018-16.

#### **C. BZA 2018-17**

Dr. McAbee opened the public hearing for BZA 2018-17.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2018-17.

#### **D. BZA 2018-18**

Dr. McAbee opened the public hearing for BZA 2018-18.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2018-18.

### **IV. Old Business**

#### **A. BZA 2018-10**

Mr. McMahan read the docket information and gave the basic information for the request. He gave the history for the request and presented all new information submitted to the Board.

Mr. McMahan stated that the applicant had made several revisions to the site plan and had a traffic study conducted for the site.

Dr. McAbee stated that since there had been a great deal of public interest in this request, the Board would allow the public to speak, now that the new information had been presented.

Daniel Harrison, resident at 1197 Abner Creek Road, spoke in opposition of the request. He stated that safety was his number one concern and that he doesn't want a business in the neighborhood. He stated that there are new neighbors in the area that are opposed to the request but they couldn't make it to the meeting. He stated that people drive at excessive speeds on the road in front of his home and he's concerned about how they will handle all the additional traffic on the roads. He stated that SC DOT has not been submitted the plan for this request and that they have not seen the traffic report. He stated that he is proud of the growth in Greer but he wants the Board to look at the request in its entirety with the concerns of traffic, speed, and safety issues. He advised that he wants smart growth but he feels Greer doesn't have the infrastructure to handle the growth.

Dr. McAbee repeated Mr. Harrison's concerns for the record.

Gay Sprague, Sprague and Sprague Consulting Engineers, gave an overview of the traffic study and answered several questions regarding the traffic study for the Board.

John Dorrohn, civil engineer on the project, presented information about the changes in the layout and access to the site since the original submittal. He advised that they had met with SCDOT and that SCDOT had approved the new plan.

Mr. Griffin asked Mr. Dorrohn if he was aware of any plans for SCDOT to widen Liberty Hill Road. Mr. Dorrohn stated he was not aware of any plans.

Ms. McCormick, stated that she had spoken with SCDOT about the general speed concerns on Liberty Hill Road and Abner Creek Road approaching Liberty Hill Road. She stated that there are no traffic calming devices on that road but that there are measures that can be put in place that can control traffic on Liberty Hill Road, including stop signs. She advised that SCDOT was prepared to study that area and consider a stop sign, however, the residents stated they do not want a stop sign put at that intersection.

Ms. McCormick also advised that there are no funds available to widen roads that have a level of service grade A, which is what the traffic study reports the roads are.

Mike Sinclair, resident at 372 Liberty Hill road, spoke in opposition of the request. He advised that he has been a principal for a number of years and has worked with SCDOT in the past on planning car lanes. He stated that the hatched area on the proposed site plan will not be adequate for the amount of traffic for the site without having cars stacked. He advised he thinks this will create a larger traffic issue than what already exists. He stated that he and many others in the neighborhood feel that a business should not be allowed in the area because it is primarily residential. He asked the Board to look at the area and all that it involved when considering this request.

Dr. McAbee closed the business meeting for BZA 2018-10. Dr. McAbee recognized that the applicants for the request would like to speak and reopened the business meeting for BZA 2018-10.

Harold Johnson, applicant for the request, read his prepared statement. (See attachment)

Susan Johnson, applicant for the request, read her prepared statement. (See attachment)

Ms. Massey asked Mr. Sinclair if the proposed changes to the site would help with visibility.

Mr. Sinclair advised that his concerns were the traffic going in all directions not just where the changes to the site had occurred.

Mr. Johnson responded to Mr. Sinclair's statement. He advised that schools have a limited time slot in which there is increased traffic, as shown on the traffic study.

Ms. Lynn stated that she grew up in Greer and that her heart is for people in the county but Greer is growing and she doesn't know how to stop that growth. She advised that growth is coming and there is so much of it that Greer has to be proud of and that Greer has to make a way for it to continue to grow.

Mr. Griffin stated that he understands that one of the concerns of the residents in the area is vehicles lining up on Liberty Hill Road where students will be dropped off and picked up. He asked Ms. Sprague to explain the area and why there are no turn lanes required.

Ms. Sprague explained that turn lanes are not required due to low volume. She advised there is a similar school near her home and some of the same concerns were expressed when it was first proposed and they have not experienced any of the issues.

Mr. Griffin asked Ms. Sprague if there were any concerns for traffic to back up on Liberty Hill Road in the morning when students are dropped off, when turning into the proposed drop off area, from Liberty Hill Road. Ms. Sprague advised she is not concerned about that because of the numbers from the traffic study, the control the owners will have, and the size of the parking lot being designed.

Dr. McAbee stated he sees the need for the type of school that is being proposed for children who are at risk and he sees the need for increased educational opportunities for the children as well as the fortunate circumstances of rapid growth, economic and population growth in the City of Greer. He advised that when he considers the totality of information that is being presented, he does see the need for the school however he does remain concerned the safety of the students, their parents, and the motorists getting in and out of the school. He advised that he had hoped a safer location would've been found for the school.

**ACTION** - Mr. Griffin made a motion to approve BZA 2018-10. Ms. Massey seconded the motion. The motion carried with a vote of 3 to 3. Dr. McAbee, Dr. Hughey, and Mr. Griffin voted in opposition of the request. The request was denied.

## **V. New Business**

### **A. BZA 2018-18**

Dr. McAbee read a brief statement about conducting the business meeting and opened a business meeting for BZA 2018-18.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-18.

Ryan Page, applicant for the request, gave a brief overview of the request.

**ACTION** – Ms. Lynn made a motion to approve BZA 2018-18. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0. The request was approved.

### **B. BZA 2018-15**

Dr. McAbee opened a business meeting for BZA 2018-15.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-15.

Daniel Jussely, with Claiborne and applicant for the request, gave a brief overview of the request.

**ACTION** – Ms. Massey made a motion to approve BZA 2018-15. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0. The request was approved.

**C. BZA 2018-16**

Dr. McAbee opened a business meeting for BZA 2018-16.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-16.

Daneil Jussely, with Claiborne and applicant for the request, stated the reason they need the height variance for the building is to assist the elderly in reducing the distances between areas in the building.

**ACTION** – Ms. Lynn made a motion to approve BZA 2018-16. Mr. Griffin seconded the motion. The motion carried with a vote of 6 to 0. The request was approved.

**D. BZA 2018-17**

Dr. McAbee opened a business meeting for BZA 2018-17.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-17.

Tim Allender, Langston-Black, representing the applicant for the request, gave a brief overview of the request.

Dr. Hughey asked staff if there if there are any concerns regarding visibility for the site. Mr. McMahan stated that when building plans were submitted for the site, SCDOT and the city engineer would be reviewing the site for these types of concerns.

**ACTION** – Mr. Griffin made a motion to approve BZA 2018-17. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 1 with Dr. McAbee voting in opposition. The request was approved.

**E. 2019 Calendar Dates**

**ACTION** - Ms. Lynn made a motion to approve the proposed 2019 Calendar. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0.

**VI. Other Business**

Planning and Zoning Staff Report

Mr. McMahan updated the Board on the remaining dates available for training during the 2018 calendar year.

**VII. Executive Session**

**VIII. Adjourn**

There being no other business, Ms. Massey made a motion to adjourn the meeting at 7:15pm. Dr. Hughey seconded the motion. Meeting adjourned.