



City of Greer
Board of Zoning Appeals Minutes
April 1, 2019

Members Present: Robbie Septon, Chair
Steve Griffin
Monica Ragin Hughey
Lisa H. Lynn
Glendora Massey

Member(s) Absent: Thomas McAbee, Vice Chair
Emily Tsesmeloglou

Staff Present: Kelli McCormick, Planning Manager
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

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 Board of Zoning Appeals Meeting minutes from February 4, 2019. Dr. Hughey seconded the motion. The motion carried with a vote of 4 to 0. Dr. McAbee and Ms. Tsesmeloglou were absent from the vote. The minutes were approved.

III. Public Hearing

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

A. BZA 2019-04

Mr. Septon opened the public hearing for BZA 2019-04.

Ms. McCormick read the docket information and gave the basic information for the request.

Rick Workman, Real Estate Agent for the applicant, stated the applicant Robert Hyatt, has owned City Tire and Alignment in Greer for 21 years and the building he currently occupies is in disrepair. He advised Mr. Hyatt wants to keep his business in Greer and is interested in the proposed location as an option.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-04.

B. BZA 2019-05

Mr. Septon opened the public hearing for BZA 2019-05.

Ms. McCormick read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-05.

C. BZA 2019-06

Mr. Septon opened the public hearing for BZA 2019-06.

Ms. McCormick read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-06.

D. BZA 2019-07

Mr. Septon opened the public hearing for BZA 2019-07.

Ms. McCormick read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-07.

E. BZA 2019-08

Mr. Septon opened the public hearing for BZA 2019-08.

Ms. McCormick read the docket information and gave the basic information for the request.

Kathy Tapp, mother of the applicant, stated that her son only wants to sell 15-20 cars per year. He wanted to have the option to sell cars to his existing customers and to have a supplemental income.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-08.

IV. Old Business

Mr. Septon announced there was no old business to discuss at the meeting.

V. New Business

A. BZA 2019-04

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-04.

Ms. McCormick presented the details of the request and staff analysis with recommendation of approval with the following conditions for BZA 2019-04:

1. Parcels should be combined so that business is located within the center of the site as far from residentially zoned properties as possible.

2. Install a 6' privacy fence with a minimum of a 5' landscape buffer on the residential side of the fence.
3. No outside storage of materials is permitted, including tires or automobile parts.
4. Any outdoor lighting must not shine only on the property itself and not intrude into residential properties. This can be accomplished with cut-off lighting or shielding.

Robert Hyatt, applicant and owner of City Tire and Alignment, stated he needed a new building and he wanted to stay in Greer. He advised that the business hours would not include Sundays.

After a brief discussion of the project, the Board voted BZA 2019-04.

ACTION – Ms. Lynn made a motion to approve BZA 2019-04 with the following conditions: a 6 foot privacy fence of material that is not chain link with a minimum 5 foot landscape buffer on the residential side of the fence be installed; parcels should be combined so that the business is located within the center of the site as far from the residentially zoned properties as possible; no outside storage of materials is permitted, including tires or automobile parts; any outdoor lighting must not shine only on the property itself and not intrude into residential properties. This can be accomplished with cut-off lighting or shielding. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The request was approved.

B. BZA 2019-05

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-05.

Ms. McCormick presented the details of the request and staff analysis with recommendation for approval for an increase in allowable signage due to the conditions listed above. The maximum height would be 15' and the maximum sign face would be 72 sq ft. for BZA 2019-05.

Rusty Harrison with St. Clair Signs stated he was available to answer questions the Board had.

ACTION – Mr. Griffin made a motion to approve BZA 2019-05. Dr. Hughey seconded the motion. The motion carried with a vote of 5 to 0. The request was approved.

C. BZA 2019-06

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-06.

Ms. McCormick presented the details of the request and staff analysis with recommendation for approval of BZA 2019-06.

Michael Wright, applicant and property owner, the neighbor that is directly affected by the variance approves his request for a variance and has provided a letter stating such. He believes the neighborhood is in favor of the addition and it will increase the property value.

After a brief discussion of the request, the Board voted on BZA 2019-06.

ACTION – Ms. Lynn made a motion to approved BZA 2019-06. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The request was approved.

D. BZA 2019-07

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-07.

Ms. McCormick presented the details of the request and staff analysis with a recommendation for approval BZA 2019-07.

Brian Hooper with St. Clair Signs, stated there are 3 sets of signs proposed. Ms. McCormick advised that staff missed that in the application but that would not change staff's recommendation.

ACTION – Mr. Griffin made a motion to approve BZA 2019-07. Dr. Hughey seconded the motion. The motion carried with a vote of 5-0. The request was approved.

E. BZA 2019-08

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-08.

Ms. McCormick presented the details of the request and staff analysis with a recommendation of approval with the condition that there should be no sale vehicles other than those for employee parking located behind the current structure for BZA 2019-08.

The applicant was not present to discuss the request.

ACTION – Ms. Lynn made a motion to approve BZA 2019-08 with the condition that there should be no sale vehicles other than those for employee parking located behind the current structure. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The request was approved.

VI. Other Business

Planning and Zoning Staff Report

Staff updated the Board on upcoming training opportunities.

The Board and staff discussed using the City emails the Board members were recently assigned.

VII. Executive Session

VIII. Adjourn

There being no other business, Ms. Lynn made a motion to adjourn the meeting at 6:32pm. Ms. Massey seconded the motion. Meeting adjourned.