



City of Greer
Board of Zoning Appeals Minutes
January 6, 2020

Members Present: Robbie Septon, Chair
Thomas McAbee, Vice Chair
Steve Griffin
Lisa H. Lynn
Glendora Massey
Emily Tsesmeloglou

Member(s) Absent: Monica Ragin Hughey

Staff Present: Brandon McMahan, Planner
Ashley Kaade, Planner
Brandy Blake, Planning and Zoning 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 –Ms. Lynn made a motion to approve the minutes from the November 4, 2019 Board of Zoning Appeals meeting. Dr. McAbee seconded the motion. The motion carried with a vote of 6 to 0. The motion passed. Dr. Hughey was absent from the vote.

III. Election of Officers

ACTION - Ms. Lynn made a motion to nominate Robbie Septon to serve as chairman. Mr. Griffin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

ACTION – Mr. Griffin made a motion to nominate Dr. Thomas McAbee as vice chairman. Ms. Lynn seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

IV. Public Hearing

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

A. BZA 2020-01

Mr. Septon opened the public hearing for BZA 2020-01.

Staff gave the basic information for the request.

Chad Weisbeck, applicant for the request, stated the request for signage was standard for the company and that due to the length of the building façade, additional signage was needed for

visibility. Mr. Weisbeck stated that he would be willing to work with staff on possible options for signage for different brands, similar to that of Benson Auto Dealership on Wade Hampton Blvd. He stated that Benson had 9 façade signs on their building.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2020-01.

B. BZA 2020-02

Mr. Septon opened the public hearing for BZA 2020-02.

Staff gave the basic information for the request.

Justin Ludley, applicant for the request, stated the school would like to replace their existing sign with the proposed electronic reader board.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2020-02.

V. Old Business

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

VI. New Business

A. BZA 2020-01

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2020-01.

Staff presented the details of the request and staff analysis with recommendation of denial for BZA 2020-01.

Staff and the Board discussed the details of the request and other signage along Wade Hampton Blvd.

Dr. McAbee asked staff if granting this variance would establish a legal precedent for other buildings of similar size on Wade Hampton Blvd. Mr. McMahan stated that he did not believe it would as each variance request is decided on a case by case basis.

Staff and the Board discussed the legal ramifications of denying the request.

The Board asked staff to discuss the legal aspects of the request with the city attorney and requested staff bring that information back to them before voting on the request.

ACTION – Mr. Septon made a motion to hold BZA 2020-01 until the next meeting. Dr. McAbee seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. BZA 2020-02

Mr. Septon opened a business meeting for BZA 2020-02.

Staff presented the details of the request and staff analysis with a recommendation of approval for BZA 2020-02 with the following conditions: the sign will operate at no more than 50% brightness; the sign will not operate between the hours of 9 p.m. and 7 a.m.

The Board briefly discussed the details of the request.

ACTION – Mr. Griffin made a motion to approve BZA 2020-02 with staff’s conditions. Ms. Lynn seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote. The motion passed.

VII. Other Business

Planning and Zoning Staff Report

Staff advised the Board that the city is currently working on a new Comprehensive Plan and after that staff would be working on rewriting the Zoning Ordinance.

VIII. Executive Session

IX. Adjourn

There being no other business, Dr. McAbee made a motion to adjourn the meeting at 6:08pm. Meeting adjourned.