



**MINUTES**  
**Board of Zoning Appeals**  
**April 3, 2017**

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Members Present: Dr. Ragin, Ms. Massey, Dr. McAbee, and Ms. Ringer

Member(s) Absent: Mr. Duncan, Ms. Lynn, Mr. Henry

Staff Present: Glenn Pace, Planning and Zoning Coordinator  
Hazel Poston, Administrative Assistant-Building Development and Standards

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**I. PUBLIC HEARING**

A. Call to Order and Opening Remarks:

Chairperson Ringer called the Public Hearing to order at 5:39 p.m.

B. Application(s) for Review:

<b>1) BZ-U 2017-04</b>	<b>316 Pennsylvania Avenue</b>	<b>James W. Nesbitt, Sr.</b>
<b>2) BZ-V 2017-05</b>	<b>200 McDade Avenue</b>	<b>William J. Stefanacci</b>
<b>3) BZ-U 2017-06</b>	<b>102A Memorial Drive</b>	<b>Asheley Schipani</b>
<b>4) BZ-U 2017-07</b>	<b>309 Pelham Street</b>	<b>Apostle Elijah D. Feaster, III</b> <b>Gail C. Feaster</b>

C. Comments:

<b>1) BZ-U 2017-04</b>	<b>316 Pennsylvania Avenue</b>	<b>James W. Nesbitt, Sr.</b>
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Ms. McCormick gave Public Hearing presentation for BZ-U 2017-04.

Chairperson Ringer recognized James Nesbitt, applicant for Special Exception for used car lot.

- James W. Nesbitt, Sr., 319 Chetsworth Lane, Greer, SC 29651, pastor and business owner of Unique Automotive on Wade Hampton Blvd, presented an overview of his request to put a used car lot at 316 Pennsylvania Avenue. He submitted a letter of recommendation from Rev. Earl Simmons, Maple Creek Baptist Church, 609 South Main Street, Greer, SC 29650.

Chairperson Ringer asked if there were any questions.

Ms. McCormick gave Public Hearing presentation for BZ-V 2017-05.

**2) BZ-V 2017-05**

**200 McDade Avenue**

**William J. Stefanacci**

Chairman Ringer recognized William Stefanacci, applicant, who is requesting a Variance for a 10-foot side Setback.

- Billy Stefanacci, 200 McDade Avenue, Greer, SC, 29651, requesting to repeal the zoning of 20' setback. The home was built in late 60's and rule was put into effect in the 70's. It is a corner lot on McDade and Roe Streets. The layout of the property cuts back into a pie-shaped which is causing the encroachment of the addition to be within ten feet of curb on Roe Street. The addition will not obstruct view or affect other properties and there are other homes within these setbacks. I will attach some signatures that this will not have a negative impact on the property.

Any questions?

Ms. McCormick gave Public Hearing presentation for BZ-U 2017-06.

**3) BZ-U 2017-06**

**102A Memorial Drive**

**Asheley Schipani**

Chairman Ringer recognized Ms. Asheley Schipani, who is requesting a Special Exception for a Beauty Salon.

- Asheley Schipani, 106 Brandi Starr Court, Greer, SC 29651 stated she has been in business eight years and has actually owned a salon in downtown Greer on Trade Street. She is planning to move her business to a smaller location, a one-chair salon. They will take appropriate measures to convert to a salon if necessary.

Any questions.

Ms. McCormick gave Public Hearing presentation for BZ-U 2017-07.

**4) BZ-U 2017-07**

**309 Pelham Street**

**Apostle Elijah D. Feaster, III  
Gail C. Feast**

Chairman Ringer recognized Apostle Elijah D Feaster, III, who is requesting a Special Exception for a church.

- Apostle Elijah D Feaster, III, 16 Clay Avenue, Greer, SC 29650 requested to put a church at 309 Pelham. They are hoping to have after- school programs, soup kitchen, Heaven's closet for clothes and hope to help the community.

Any questions?

- Dr. McAbee – Noted is the importance of churches in our community. In reading the report prepared by the staff, are you aware that they did not recommend approval of your request?
- Apostle Feaster – Yes, I have and the question was parking. There are parking spaces in the front and there is space in the back for parking.
- Dr. McAbee – Along with problems with parking, there were other issues that it did not meet the standards and this applies to all churches. Given that they found that some issues do not comply with the city and the reason these things exist, are you interested in working with them to see if there is a way to solve some of the problems and resubmit to the board.
- Apostle Feaster – yes, I am.
- Dr. McAbee: You have that option to postpone and see if you can work with them so that they can recommend approval.
- Apostle Feaster – yes. In fact, the property directly across the street was a church and has been turned into a home now.
- Chairman Ringer - which property are you referring to? 310 Pelham Street, I believe. (Pointed out on map.
- Apostle Feaster - I've been preaching the Gospel 33 years, pastoring 17 years and oversee 7 churches. It's not something I just started.
- Dr McAbee – your ministry is very much appreciated.
- Chairman Ringer – you mentioned the different programs you wish to have. What sizes are the gatherings you are anticipating at these events.
- Apostle Feaster – we want to accommodate the community but as far as expectations we don't know.
- Chairman Ringer – have you thought about the challenges of the building size and where people would park. As far as fire hazards and the number of people in the building at once, have you talked with the fire marshal about your plans?
- Apostle Feaster – yes, we have, but this is just a stepping stone until we would build a better structure.

Chairperson Ringer asked if there were any others in favor or opposition to this request.

Public Hearing adjourned at 6 p.m.

**II. BUSINESS MEETING**

A. Minutes of January 9, 2017

ACTION – Dr. McAbee made a motion to accept the minutes of January 9, 2017, as read;  
seconded by Dr. Ragin.

Motion carried 3-0; Abstain 1

**III. OLD BUSINESS**

A. No old business.

**IV. NEW BUSINESS**

A. Recommendation of Application(s):

**1) BZ-U 2017-04    316 Pennsylvania Avenue**

**James W. Nesbitt, Sr.**

Ms. McCormick gave Business portion of presentation and staff's recommendation of **Approval**.

ACTION – Dr. McAbee made a motion to approve Special Exception BZ-U 2017-04;  
seconded by Ms. Massey.

Motion carried 4-0.

**2) BZ-V 2017-05**

**200 Memorial Drive**

**William J. Stefanacci**

Ms. McCormick gave the Business portion of presentation and staff's recommendation of **Approval**.

ACTION – Dr. McAbee made a motion to approve Variance BZ-V 2017-05;  
seconded by Ms. Massey.

Motion carried 4-0.

**3) BZ-U 2017-06**

**102A Memorial Drive**

**Asheley Schipani**

Ms. McCormick gave the Business portion of presentation and staff's recommendation of **Approval**.

ACTION – Dr. McAbee made a motion to approve Special Exception BZ-U 2017-06;  
seconded by Ms. Massey,

Motion carried 4-0.

**3) BZ-U 2017-06**

**102A Memorial Drive**

**Asheley Schipani**

Ms. McCormick gave the Business portion of presentation and staff's recommendation of **Approval**.

ACTION – Dr. McAbee made a motion to approve Special Exception BZ-U 2017-06;  
seconded by Ms. Massey,

Motion carried 4-0.

**3) BZ-U 2017-07**

**309 Pelham Street**

**Apostle Elijah D. Feaster, III  
Gail C. Feaster**

Ms. McCormick gave the Business portion of presentation and staff's recommendation of **Denial**.

Chairman Ringer asked if there were further questions.

Dr. McAbee asked to get clarification. Does the pastor want us to proceed with a note tonight or does he prefer to withdraw the application tonight and work with the city on finding solutions to these problems?

Chairman Ringer: Our vote is final, is that correct?

Ms. McCormick stated the proceedings of the Board of Zoning Appeals are final as far as the level of the city goes. An appeal to the decision made this evening would go to a Circuit Court. For clarification as far as working with the pastor, this is the outlet for these issues. If special exception were granted with all conditions that would be attached, it would not be feasible.

Dr. McAbee: If this happens, it would set a precedent.

Chairman Ringer: This street is very busy and the size of the lot just does not fit with the plans for the ministry. Does applicant wish to withdraw Special Exception?

Apostle Feaster: Yes, we will withdraw.

**V. OTHER BUSINESS**

- A. Ms. McCormick has Certificate for Ms. Lynn for Orientation Training that will be given next month when she is here.
- B. Additional training will be offered here at the City, can also be obtained at ACOG and at conferences.
- C. Considering the possibility of swearing in our applicants again.
- D. Discussed Ms. Massey's yearly training.
- E. Ms. McCormick informed that Hazel Poston is retiring May 1, and appreciate her helping. Dr. McAbee, on behalf of the board, expressed appreciation for all that Mrs. Poston has done for the Board of Zoning Appeals.

**VI. EXECUTIVE SESSION**

- A. No executive session.

**VII. ADJOURN**

- A. Meeting adjourned at 6:10 p.m.

