



City of Greer
Board of Zoning Appeals Minutes
June 4, 2018

Members Present: Allison Ringer, Chairman
Thomas McAbee, Vice Chairman
Glendora Massey
Lisa H. Lynn
Robbie Septon

Member(s) Absent: Steve Griffin
Monica Ragin Hughey

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

I. Advisory Meeting

a. Call to Order

Allison Ringer, Chairman, called the meeting to order and read the opening remarks.

II. Minutes of Board of Zoning Appeals Meeting

VOTE – Dr. McAbee made a motion to approve the minutes from the April 2, 2018 Board of Zoning Appeals Meeting. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. Mr. Griffin and Dr. Hughey

III. Public Hearing

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

A. BZA 2018-08

Ms. Ringer opened the public hearing for BZA 2018-08.

Brandon McMahan read the docket information and presented several maps for BZA 2018-08.

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

B. BZA 2018-09

Ms. Ringer opened the public hearing for BZA 2018-09.

Brandon McMahan read the docket information and presented several maps for BZA 2018-09.

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

IV. Old Business -None

V. New Business-

A. BZA 2018-08

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

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-08.

Dante R M, representing the applicant, was present to answer questions of the Board. He asked if the property would be required to have screening.

Ms. Ringer asked staff to explain the requirements they Highway 101 corridor that the property is located in to better explain screening and buffering. Mr. McMahan used an aerial photo of the area and explained that there are no conflicting land uses but there would be some landscaping requirements and specific lighting along the roadways as required in the zoning ordinance. He stated that the building's character would have to be in harmony with the area.

Dr. McAbee asked staff to clarify all the single family residences in relation to the property in the area. Mr. McMahan used an aerial photo to identify those properties and explained that those properties are either in unzoned Spartanburg County or are zoned C-3, commercial, and being used as residences, neither of which are conflicting land uses for this request.

Mr. Septon asked the applicant what type of driving surface would be used for the lot. The applicant advised there would be concrete or asphalt where the building is located but the remaining would be gravel.

Mr. Septon stated that his concerns with using gravel for the lot are aesthetic and with the lot being located between two roads, it runs the risk of becoming a cut through for traffic which would allow the gravel to be pushed out onto the main roads.

Ms. McCormick stated that the Board could make a requirement for the applicant to use a solid driving surface on the entire lot if they saw fit.

VOTE – Ms. Lynn made a motion to approve BZA 2018-08 with conditions of a solid driving surface at the ingress and egress points of the lot. Ms. Massey seconded the motion. The motion carried with a vote of 3 to 2. Dr. McAbee voted in opposition due to the potential adverse impact of single family homes that still exist in the area and that the use was not appropriate for the area. Mr. Septon voted in opposition due to the same reasons as Dr. McAbee and due to the layout of the lot and road structure.

B. BZA 2018-09

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-09.

Lazaro Jimenez, representing the applicant, was present to answer any questions of the Board.

Mr. McAbee asked staff if the distance from the porch to the street was 12 feet and if there was a sidewalk. Mr. McMahan advised that 12 feet was correct and there was no sidewalk.

VOTE – Mr. Septon made a motion to approve BZA 2018-09. Ms. Lynn seconded the motion. The motion carried with a vote of 4 to 1. Dr. McAbee voted in opposition due to a porch located that close to a street being a safety hazard.

Ms. Massey called a point of information. She asked staff if there are porches on the majority of houses in neighborhood. Mr. McMahan stated yes, the majority of the porches are in the setback because the houses were built before the current zoning ordinance was established.

Ms. Ringer stated that she lives on a road similar to E. James Street, with a front porch closer to the setback than the being requested, and her twin 3 year olds play on the porch often with no safety issues. She stated she feels it is unreasonably restrictive to not allow someone to enjoy their front porch and that E. James Street is a reasonably quiet road with little traffic.

The vote continued as approved.

VI. Other Business

Planning and Zoning Staff Report

VII. Executive Session

VIII. Adjourn

There being no other business, Dr. McAbee made a motion to adjourn. Mr. Septon seconded the motion. The meeting adjourned at 5:52 pm.