



MINUTES
Board of Zoning Appeals
January 9, 2017

Members Present: Dr. Ragin, Dr. McAbee, Mr. Duncan, Ms. Lynn, and Ms. Ringer

Member(s) Absent: Ms. Massey

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

I. PUBLIC HEARING

A. Call to Order and Opening Remarks:

Chairperson Ringer called the Public Hearing to order at 5:35 p.m.

B. Application(s) for Review:

1) BZ-U 2017-01	850 E Suber Road, Suite 120	Kugel Kurp Inc / Glynn Reid
2) BZ-V 2017-02	300 Memorial Drive	Brandon Stenersen
3) BZ-V 2017-03	1490 W Wade Hampton Blvd	St Clair Signs / Cubesmart

C. Comments:

1) BZ-U 2017-01	850 E Suber Road, Suite 120	Kugel Kurp Inc / Glynn Reid
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Chairperson Ringer recognized Glynn Reid who represented Kugel Kurp Inc.

- Glynn Reid, 209 Phillips Lane, Greer, SC 29650, owner, presented an overview of their request for a special exception to put a liquor store in the Lowe's Foods Shopping Center. Currently, they have a liquor store on Pelham Road, Shot ABC, and says they were sought out by the Lowe's Food Company to put a similar store at this location based on look of store, décor, and shopability.

Chairperson Ringer asked if there were any questions.

- Chairperson Ringer – Have you had made any contact with Riverside School, the PTA, or anyone in the community regarding their feelings about a liquor store so close to the school?
- Mr. Reid - An associate in my current store lives in that community and has spoken with Resource Officer. We can definitely do this but have checked into state laws as far as distance, and abide by all laws as far as age, ID and advertising.
- Dr. McAbee - What hardship will the store experience if the board does not approve this request.
- Mr. Reid - The inability to expand as we do not have store in this location and costs incurred.
- Mr. Duncan - Is it a long-term lease.
- Mr. Reid - 10-year lease for a liquor store and also to sell wine.
- Chairperson Ringer – please educate the board more on the events you will have and also on the expenses incurred.
- Mr. Reid - Expenses of submittal fees to the city, state fees relating to applications with SLED, background checks, retail licenses; low-profile events held approximately twice monthly and more in December.

Mr. Pace gave Public Hearing presentation for BZ-U 2017-01.

2) BZ-V 2017-02

300 Memorial Drive

Brandon Stenersen

Chairman Ringer reported that no applicants were present for Case #2.

3) BZ-V 2017-03

1490 W Wade Hampton Blvd

St Clair Signs / Cubesmart

Chairman Ringer recognized Mr. Rusty Harrison, applicant.

- Mr. Rusty Harrison, St. Clair Signs, 3184 Wade Hampton Boulevard, Taylors, SC 29687, discussed the location of the Cubesmart, 1490 W Wade Hampton, behind two retail shopping strips and the need for the variance for signage due to the limited visibility to Wade Hampton Boulevard. The request is for the signage to be placed on the second floor of the building.

Chairperson Ringer asked if anyone had questions.

Mr. Pace gave Public Hearing presentation for BZ-V 2017-03. I will answer any questions.

- Mr. Duncan – Is the request for one sign?
- Mr. Pace -It is for 3 signs placed on highest elevation of the building.
- Dr. McAbee – Are they lighted signs?
- Mr. Pace – Yes.
- Dr. McAbee – 24 hours a day?
- Mr. Pace – yes.
- Dr. McAbee - How close is nearest residence?
- Mr. Pace - Pointed out on the map and the signs will be on storefront, sides and nothing on the back.

Public Hearing adjourned at 5:50 p.m.

II. ELECTION OF OFFICERS

A. Election of Officers for 2017

Chairperson Ringer asked for nominations for Chairperson and Vice-Chairperson for 2017.

ACTION – Dr. McAbee made a motion to re-elect Chairperson Allison Ringer as the Chairperson for 2017; Seconded by Mr. Duncan.

Motion carried 5-0.

ACTION – Dr. McAbee made a motion to elect Kevin Duncan as Vice-Chairman for 2017; seconded by Ms. Lynn.

Motion carried 5-0.

III. BUSINESS MEETING

A. Minutes of October 3, 2016

ACTION – Dr. McAbee made a motion to accept the minutes of October 3, 2016, as read; seconded by Mr. Duncan.

Motion carried 5-0.

IV. OLD BUSINESS

A. No old business.

V. NEW BUSINESS

A. Recommendation of Application(s):

1) BZ-U 2017-01 850 E Suber Road, Suite 120

Kugel Kurp Inc / Glynn Reid

Mr. Pace gave Business portion of presentation and staff's recommendation of **Approval**.

ACTION - Ms. Lynn made a motion to approve Special Exception BZ-U 2017-01;
seconded by Mr. Duncan.

Motion carried 4-1. (Massey-absent; McAbee-deny)

2) BZ-V 2017-02 300 Memorial Drive Brandon Stenersen

Chairman Ringer explained no applicant appeared for this case and no vote would be taken.

3) BZ-V 2017-03 1490 W Wade Hampton Blvd St Clair Signs / Cubesmart

Mr. Pace gave the Business portion of presentation and staff's recommendation of **Approval**.

ACTION - Ms. Lynn made a motion to approve Variance BZ-V 2017-03; seconded by
Dr. Ragin.

Motion carried 5-0. (Massey - absent)

VI. OTHER BUSINESS

- A. Mr. Pace introduced Kelli McCormick, now employed as Planner with the City of Greer. She has worked with Florence, Greenville Counties and comes to us from Spartanburg County. She is a resident of the City of Greer and we are happy to have her on our team.
- B. On January 19, our Board of Architectural Review will hold a public presentation from 4 to 6:30 p.m. of the historic survey the City received a grant for and what it will do in the areas we are looking at as far as expanding our historic districts, whether it be a local district or a National Register district. Please try to attend if possible.
- C. A meeting may possibly be held in February, as one of the applicants did not show for this meeting.

VII. EXECUTIVE SESSION

- A. No executive session.

VIII. **ADJOURN**

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

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