



City of Greer
Board of Zoning Appeals Minutes
February 5, 2018

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

Member(s) Absent: 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.

Ms. Ringer recognized Kelli McCormick to speak.

Ms. McCormick welcomed two new Board members, Steve Griffin and Robbie Septon.

b. Approval of Minutes from November 6, 2017.

Ms. Lynn made a motion to approve the minutes as submitted. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0. Dr. Hughey was absent from the vote.

II. Public Hearing

February BZA Case

Brandon McMahan read the docket information for BZA 2018-01 and presented several slides with supporting information.

Ms. Ringer opened the public hearing for BZA 2018-01.

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

III. Election of Officers for 2018

Ms. Lynn nominated Allison Ringer for Chairman. Ms. Massey seconded the nomination.

Ms. Ringer then requested a nomination for Vice Chairman and that the Board vote on a slate of officers.

Ms. Massey nominated Doctor Thomas McAbee as Vice Chairman. Ms. Lynn seconded the nomination. The motions carried with a vote of 6 to 0.

IV. Old Business - None

V. New Business-

Ms. Ringer read a brief statement about conducting the business and opened the business meeting for BZA 2018-01.

The applicant, Chip Lawrence, gave a brief description of the request. He stated they would be cleaning up the property with landscaping and that they would not be developing the area of the property that is in the flood zone.

Dr. McAbee asked the applicant if hazardous materials, such as flammable gas will be stored in the facilities. Mr. Lawrence advised no, there would not be. He stated that he currently owns two business where people are told up front that flammable materials are not permitted to be stored. Dr. McAbee asked if propane tanks were included in that. Mr. Lawrence advised yes, they have a list of items that are not permitted to be stored and propane tanks is one of those items.

Ms. Ringer asked what happens to the propane tanks that are on RV's that need storage. Mr. Lawrence stated that the tanks are emptied before they can be stored.

Mr. McMahan read the staff analysis and recommendation for BZA 2018-01 as follows:

Section 5:8 C-2, Commercial District

This district is established to provide commercial establishments for the convenience of local residents.

5:8.2 Uses Permitted by Special Exception

Mini-Warehouses subject to the following:

- A. Where sites abut residentially zoned properties, buildings adjacent to perimeter must face inward with their doors oriented to the interior of the site.*
- B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.*
- C. The facility shall not be utilized for the storage of flammable chemical substances.*

5:8.5 Screening

A wall, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least 6 feet in height when planted or erected shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

5:8.6 Off- Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

Staff Recommendation: Approval

Ms. Lynn made a motion to approve BZA 2018-01. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0.

VI. Executive Session – None

VII. Adjourn

There being no other business, Ms. Massey made a motion to adjourn. Ms. Lynn seconded the motion. The motion carried with a vote of 6 to 0. The meeting adjourned at 5:42pm.