



City of Greer
Board of Zoning Appeals Minutes
September 13, 2021

Members Present: Steve Griffin, Vice Chair
Emily Tsesmeloglou
Christi Poole
Mike Norris
Nis Nielson

Member(s) Absent: Monica Ragin Hughey
William Crosby

Staff Present: Ashley Kaade, Planner

I. Call to Order

Mr. Griffin called the meeting to order and read the opening remarks.

II. Minutes of Board of Zoning Appeals Meeting

ACTION – Ms. Tsesmeloglou made a motion to approve the minutes from the August 2, 2021 Board of Zoning Appeals meeting. Mr. Nielson seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

III. Public Hearing

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

A. BZASE 21-02

Mr. Griffin opened the public hearing for BZASE 21-02.

Staff gave the basic information for the request and the representative of the applicant, Phil Durham, spoke on behalf of the request.

Mr. Griffin closed the public hearing for BZASE 21-02.

B. BZAV 21-05

Mr. Griffin opened the public hearing for BZASE 21-03.

Staff gave the basic information for the request and the applicant, Parth Umarwadia, spoke on behalf of the request.

Mr. Griffin closed the public hearing for BZASE 21-03.

V. New Business

Mr. Griffin read a brief statement about conducting the business meeting.

A. BZASE 21-02

Mr. Griffin opened the business meeting for BZASE 21-02.

Staff presented the details of the request and staff analysis with recommendation of approval for BZASE 21-02.

The Board asked the applicant questions about the lot attached to the property that is intended to be used in addition if the church is allowed with the special exception.

ACTION – Ms. Poole made a motion to approve BZASE 21-02. Ms. Tsismeloglou seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. BZASE 21-03

Mr. Griffin read opened the business meeting for BZASE 21-03.

Staff presented the details of the request and staff analysis with recommendation of approval for BZASE 21-03.

The Board asked about the location of the liquor store on the property.

ACTION – Mr. Griffin made a motion to approve BZASE 21-03 subject to conditions in Zoning Ordinance 5:8.2 (below). Ms. Poole seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Per Zoning Ordinance 5:8.2 Uses Permitted by Special Exception, Retail Liquor Stores are subject to the following conditions:

- A. Only allowed within other retail shopping areas. No stand-alone retail operation shall be allowed in C-2, Commercial.
- B. Shall comply with all South Carolina Code of Laws as it relates to Title 61 - Alcohol and Alcoholic Beverages and South Carolina Code of Regulations. Chapter 7 Alcoholic Beverages, Articles 6 and 7, however, a Retail Dealer, shall not be allowed with Uses Permitted by Special Exception to obtain a license to cash checks pursuant to § Section 61-6-1505.
- C. Should the retail liquor license be suspended, the Special Exception shall be suspended for the licensee or if revoked by the State, the Special Exception Permit shall also be revoked for licensee, until such time they have resolved issues which created the penalty by the Alcohol Beverage License Division.
- D. No signs, posters, neon or flashing lights, or other product marketing materials shall be affixed to the storefront windows facing outside and in public view.
- E. No product marketing materials shall be placed outside of the leased premises, within the boundaries of the shopping center.
- F. The Red Dot shall not be used as separate signage, but may be allowed when incorporated into business signage and all signage shall comply with Article 8 of the Zoning Regulations.
- G. Shall not be located within 500 feet of an existing liquor store.

VI. Other Business

Planning and Zoning Staff Report

VII. Executive Session

VIII. Adjourn

Ms. Tsesmeloglou made a motion to adjourn the meeting at 6:02 pm. Ms. Poole seconded the motion. Meeting adjourned.