



**City of Greer**  
**Board of Zoning Appeals Minutes**  
**November 1, 2021**

**Members Present:** Steve Griffin, Chair  
Emily Tsesmeloglou  
William Crosby  
Christi Poole

**Member(s) Absent:** Monica Ragin Hughey  
Nis Nelsen  
Mike Norris, Vice Chair

**Staff Present:** Ashley Kaade, Senior Planner  
Brandon McMahan, Planner

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**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 November 1, 2021 Board of Zoning Appeals meeting. Mr. Crosby seconded the motion. The motion carried with a vote of 4 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 21-05 – Special Exception for Child / Adult Care Service at 900 W. Poinsett St**

Mr. Griffin opened the public hearing for BZASE 21-05.

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

Mr. Griffin closed the public hearing for BZASE 21-05.

**B. BZAV 21-06 – Variance for front setback reduction to 18 feet**

Mr. Griffin opened the public hearing for BZAV 21-06

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

Mr. Griffin closed the public hearing for BZAV 21-06.

**C. BZAV 21-07 – Variance for front (Crest View Dr) setback reduction to 42 feet**

Mr. Griffin opened the public hearing for BZAV 21-07.

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

Mr. Griffin closed the public hearing for BZAV-21-07.

**V. New Business**

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

**A. BZASE 21-05 – Special Exception for Child / Adult Care Service at 900 W. Poinsett St**

Mr. Griffin opened the business meeting for BZASE 21-05.

Staff gave the requirements for the special exception and recommend approval as the applicant met all of the requirements for the special exception. The applicant answered questions from the board about the function of the daycare. The applicant informed the board that the adults will occupy the space between the hours of 8am to 1pm and the child care will take place from 2pm to 11pm for parents that work second shift. The board asked staff about the fence requirement and if the fence was already installed. Staff informed the board that the fence was installed and inspected when the applicant requested a Certificate of Occupancy.

ACTION – Mr. Crosby made a motion to approve the special exception request. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

**B. BZAV 21-06 – Variance for front setback reduction to 18 feet**

Mr. Griffin opened the business meeting for BZAV 21-06

Staff gave their analysis stating that the majority of the home within this area of Victor Mill did not meet the 20 foot setback requirement as it was developed prior to zoning and a setback line was not established at the time the area was developed. Staff recommend approval of the variance request. The board asked staff about some of the surrounding setbacks. Staff informed the board that along 9<sup>th</sup> street the setback from the property line on existing homes varied from 10-15 feet, with a few that were closer than 10 feet. The applicant stated that he owned the neighboring properties and their setback range from 3 feet to 10 feet to the porch of those homes. He stated that this home would be 18 to the curb and would not have a porch on the front.

ACTION – Ms. Tsesmeloglou made a motion approve the variance request to reduce the front setback to 18 feet. Ms. Poole seconded the motion. The motion carried with a vote of 4 to 0.

**C. BZAV 21-07 – Variance for front (Crest View Dr) setback reduction to 42 feet**

Mr. Griffin opened the business meeting for BZAV 21-07.

Staff gave their analysis and showed the board a copy of the recorded plat when the subdivision was developed showing that a 50 foot front setback was required for the lot and made a recommendation of denial of the request. Staff also informed the board that there was an existing carport on the property that was built in early to mid-2000's that did not meet the required setback and staff was unable to find an issued permit for the work and staff considered the structure to be non-conforming and is considered as grandfathered. The board asked staff to go over the site plan showing the additions that would not meet the required setback. The board also asked the property owner if there was a way to shift the additions to comply with the setbacks. The applicant informed the board that they had already spent money on the design under the impression that he would only have to meet the Zoning Ordinance required 20 foot front setbacks. The board discussed amongst themselves that with the exiting non-conforming structure on the property that the additions would not stick out further and would be somewhat hidden.

**ACTION** – Ms. Tsesmeloglou made a motion to approve the variance request to allow for the 42 foot front setback off of Crest View Dr. Mr. Crosby seconded the motion. The motion carried with a vote of 3 to 1, with Mr. Griffin voting in opposition. The motion was approved.

**VI. Other Business**

Planning and Zoning Staff Report – Staff informed the Board that elections for Chair and Vice Chair will take place at their next meeting.

**VII. Executive Session**

**VIII. Adjourn**

Ms. Poole made a motion to adjourn the meeting at 6:12 pm. Meeting adjourned.