



**City of Greer**  
**Board of Zoning Appeals Minutes**  
**August 22, 2022**

**Members Present:** Steve Griffin, Chair  
Mike Norris, Vice Chair  
Emily Tsesmeloglou  
Nis Nelsen

**Member(s) Absent:** Christi Poole  
William Crosby  
Dr. Monica Ragin Hughey

**Staff Present:** Ashley Kaade, Senior Planner  
Brandon McMahan, 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 July 11, 2022 Board of Zoning Appeals meeting. Mr. Norris 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. BZAV 22-04 – Alternative Compliance 209 S. Main St**

Mr. Griffin opened the public hearing for BZAV 22-04.

Staff presented the basic information for the request.

The architect for the project was present to present the case for the variance request.

Mr. Griffin closed the public hearing for BZAV 22-04.

**B. BZAV 22-05 – Sign Variance 1605 Poplar Dr Ext**

Mr. Griffin opened the public hearing for BZAV 22-05.

Staff presented the basic information for the request.

The applicant was present to present the case for the variance request.

Mr. Griffin closed the public hearing for BZAV 22-05.

#### **IV. New Business**

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

##### **A. BZAV 22-04 – Alternative Compliance 209 S. Main St**

Mr. Griffin opened the business meeting for BZAV 22-04.

Staff presented the details of the request and staff analysis with recommendation of approval or BZAV 22-04.

The Board asked staff to pull up the site plan and go over the location of the building, staff informed the board that the majority of the building will not be visible from the right of way due to being placed behind the existing building on the site.

**ACTION** – Mr. Norris made a motion to approve BZAV 22-04. Mr. Nielsen seconded the motion. The motion carried with a vote of 4 to 0.

##### **B. BZAV 22-05 – Sign Variance 1605 Poplar Dr Ext**

Mr. Griffin opened the public hearing for BZAV 22-05.

Staff presented the details of the request and staff analysis with recommendation of approval or BZAV 22-05.

The Board asked staff to pull up the site plan and go over the location of the signs being proposed on the façade of the building.

The Board asked staff if the business would also be allowed to install a sign at the entrances. Staff informed the board they would be able to install additional freestanding signs.

**ACTION** – Mr. Nielsen made a motion to approve BZAV 22-05. Ms. Tsismeloglou seconded the motion. The motion carried with a vote of 4 to 0.

#### **VI. Other Business**

Planning and Zoning Staff Report

Staff also reminded the Board that training is offered when it fits their schedule and that the COG will be providing training on September 21, 2022 here at City Hall at 10am.

#### **VII. Executive Session**

There were no items to be discussed in Executive Session.

### **VIII. Adjourn**

Mr. Norris made a motion to adjourn the meeting and Mr. Crosby seconded the motion. Meeting adjourned at 5:48 p.m.