



AGENDA
BOARD OF ZONING APPEALS
City Hall, 301 E. Poinsett St, Greer, Sc 29651
January 7, 2019 @ 5:30 PM
Public Hearing and Business Meeting

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. November 2018 Minutes

II. ELECTION OF OFFICER

- A. Election of Chair and Vice Chair

III. PUBLIC HEARING

- A. Public Hearing Presentation

IV. OLD BUSINESS

V. NEW BUSINESS

- A. BZA 2019-01
- B. BZA 2019-02

VI. OTHER BUSINESS

- A. Planning and Zoning Report

VII. EXECUTIVE SESSION

VIII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
1/7/2019

November 2018 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 November 2018 Minutes	12/28/2018	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

November 5, 2018

Members Present: Thomas McAbee, Vice Chair
Steve Griffin
Monica Ragin Hughey
Lisa H. Lynn
Glendora Massey
Emily Tsesmeloglou

Member(s) Absent: Robbie Septon, Chair

Staff Present: Kelli McCormick, Planning Manager
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator
Madeleine Bolick, GIS Planner
Molly Kaminski, Planning Intern

I. Call to Order

Dr. McAbee called the meeting to order and read the opening remarks. He introduced Emily Tsesmeloglou as a new board member.

II. Minutes of Board of Zoning Appeals Meeting

ACTION – Ms. Massey made a motion to approve the minutes from the October 8, 2018 Board of Zoning appeals meeting. Ms. Lynn seconded the motion. The motion carried with a vote of 5 to 0. Dr. Hughey abstained from the vote and Mr. Septon was absent from the vote.

III. Public Hearing

Dr. McAbee read a brief statement about conducting the public hearing portion of the meeting.

A. BZA 2018-15

Dr. McAbee opened the public hearing for BZA 2018-15.

Mr. McMahan read the docket information and gave the basic information for the request.

Chuck Langston, Langston-Black Real Estate Inc., spoke in favor of the request. He stated he felt granting the request would be a positive influence on the area.

As there was no one else to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2018-15.

B. BZA 2018-16

Dr. McAbee opened the public hearing for BZA 2018-16.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2018-16.

C. BZA 2018-17

Dr. McAbee opened the public hearing for BZA 2018-17.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2018-17.

D. BZA 2018-18

Dr. McAbee opened the public hearing for BZA 2018-18.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2018-18.

IV. Old Business

A. BZA 2018-10

Mr. McMahan read the docket information and gave the basic information for the request. He gave the history for the request and presented all new information submitted to the Board.

Mr. McMahan stated that the applicant had made several revisions to the site plan and had a traffic study conducted for the site.

Dr. McAbee stated that since there had been a great deal of public interest in this request, the Board would allow the public to speak, now that the new information had been presented.

Daniel Harrison, resident at 1197 Abner Creek Road, spoke in opposition of the request. He stated that safety was his number one concern and that he doesn't want a business in the neighborhood. He stated that there are new neighbors in the area that are opposed to the request but they couldn't make it to the meeting. He stated that people drive at excessive speeds on the road in front of his home and he's concerned about how they will handle all the additional traffic on the roads. He stated that SCDOT has not been submitted the plan for this request and that they have not seen the traffic report. He stated that he is proud of the growth in Greer but he wants the Board to look at the request in its entirety with the concerns of traffic, speed, and safety issues. He advised that he wants smart growth but he feels Greer doesn't have the infrastructure to handle the growth.

Dr. McAbee repeated Mr. Harrison's concerns for the record.

Gay Sprague, Sprague and Sprague Consulting Engineers, gave an overview of the traffic study and answered several questions regarding the traffic study for the Board.

John Dorrohn, civil engineer on the project, presented information about the changes in the layout and access to the site since the original submittal. He advised that they had met with SCDOT and that SCDOT had approved the new plan.

Mr. Griffin asked Mr. Dorrohn if he was aware of any plans for SCDOT to widen Liberty Hill Road. Mr. Dorrohn stated he was not aware of any plans.

Ms. McCormick, stated that she had spoken with SCDOT about the general speed concerns on Liberty Hill Road and Abner Creek Road approaching Liberty Hill Road. She stated that there are no traffic calming devices on that road but that there are measures that can be put in place that can control traffic on Liberty Hill Road, including stop signs. She advised that SCDOT was prepared to study that area and consider a stop sign, however, the residents stated they do not want a stop sign put at that intersection.

Ms. McCormick also advised that there are no funds available to widen roads that have a level of service grade A, which is what the traffic study reports the roads are.

Mike Sinclair, resident at 372 Liberty Hill road, spoke in opposition of the request. He advised that he has been a principal for a number of years and has worked with SCDOT in the past on planning car lanes. He stated that the hatched area on the proposed site plan will not be adequate for the amount of traffic for the site without having cars stacked. He advised he thinks this will create a larger traffic issue than what already exists. He stated that he and many others in the neighborhood feel that a business should not be allowed in the area because it is primarily residential. He asked the Board to look at the area and all that it involved when considering this request.

Dr. McAbee closed the business meeting for BZA 2018-10. Dr. McAbee recognized that the applicants for the request would like to speak and reopened the business meeting for BZA 2018-10.

Harold Johnson, applicant for the request, read his prepared statement. (See attachment)

Susan Johnson, applicant for the request, read her prepared statement. (See attachment)

Ms. Massey asked Mr. Sinclair if the proposed changes to the site would help with visibility.

Mr. Sinclair advised that his concerns were the traffic going in all directions not just where the changes to the site had occurred.

Mr. Johnson responded to Mr. Sinclair's statement. He advised that schools have a limited time slot in which there is increased traffic, as shown on the traffic study.

Ms. Lynn stated that she grew up in Greer and that her heart is for people in the county but Greer is growing and she doesn't know how to stop that growth. She advised that growth is coming and there is so much of it that Greer has to be proud of and that Greer has to make a way for it to continue to grow.

Mr. Griffin stated that he understands that one of the concerns of the residents in the area is vehicles lining up on Liberty Hill Road where students will be dropped off and picked up. He asked Ms. Sprague to explain the area and why there are no turn lanes required.

Ms. Sprague explained that turn lanes are not required due to low volume. She advised there is a similar school near her home and some of the same concerns were expressed when it was first proposed and they have not experienced any of the issues.

Mr. Griffin asked Ms. Sprague if there were any concerns for traffic to back up on Liberty Hill Road in the morning when students are dropped off, when turning into the proposed drop off area, from Liberty Hill Road. Ms. Sprague advised she is not concerned about that because of the numbers from the traffic study, the control the owners will have, and the size of the parking lot being designed.

Dr. McAbee stated he sees the need for the type of school that is being proposed for children who are at risk and he sees the need for increased educational opportunities for the children as well as the fortunate circumstances of rapid growth, economic and population growth in the City of Greer. He advised that when he considers the totality of information that is being presented, he does see the need for the school however he does remain concerned the safety of the students, their parents, and the motorists getting in and out of the school. He advised that he had hoped a safer location would've been found for the school.

ACTION - Mr. Griffin made a motion to approve BZA 2018-10. Ms. Massey seconded the motion. The motion carried with a vote of 3 to 3. Dr. McAbee, Dr. Hughey, and Mr. Griffin voted in opposition of the request. The request was denied.

V. New Business

A. BZA 2018-18

Dr. McAbee read a brief statement about conducting the business meeting and opened a business meeting for BZA 2018-18.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-18.

Ryan Page, applicant for the request, gave a brief overview of the request.

ACTION – Ms. Lynn made a motion to approve BZA 2018-18. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0. The request was approved.

B. BZA 2018-15

Dr. McAbee opened a business meeting for BZA 2018-15.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-15.

Daniel Jussely, with Claiborne and applicant for the request, gave a brief overview of the request.

ACTION – Ms. Massey made a motion to approve BZA 2018-15. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0. The request was approved.

C. BZA 2018-16

Dr. McAbee opened a business meeting for BZA 2018-16.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-16.

Daneil Jussely, with Claiborne and applicant for the request, stated the reason they need the height variance for the building is to assist the elderly in reducing the distances between areas in the building.

ACTION – Ms. Lynn made a motion to approve BZA 2018-16. Mr. Griffin seconded the motion. The motion carried with a vote of 6 to 0. The request was approved.

D. BZA 2018-17

Dr. McAbee opened a business meeting for BZA 2018-17.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-17.

Tim Allender, Langston-Black, representing the applicant for the request, gave a brief overview of the request.

Dr. Hughey asked staff if there if there are any concerns regarding visibility for the site. Mr. McMahan stated that when building plans were submitted for the site, SCDOT and the city engineer would be reviewing the site for these types of concerns.

ACTION – Mr. Griffin made a motion to approve BZA 2018-17. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 1 with Dr. McAbee voting in opposition. The request was approved.

E. 2019 Calendar Dates

ACTION - Ms. Lynn made a motion to approve the proposed 2019 Calendar. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0.

VI. Other Business

Planning and Zoning Staff Report

Mr. McMahan updated the Board on the remaining dates available for training during the 2018 calendar year.

VII. Executive Session

VIII. Adjourn

There being no other business, Ms. Massey made a motion to adjourn the meeting at 7:15pm. Dr. Hughey seconded the motion. Meeting adjourned.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS

1/7/2019

Election of Chair and Vice Chair

Category Number: III.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
1/7/2019

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
📎 Jan Public Hearing Presentation	12/28/2018	Cover Memo



City of Greer, SC

Board of Zoning Appeals

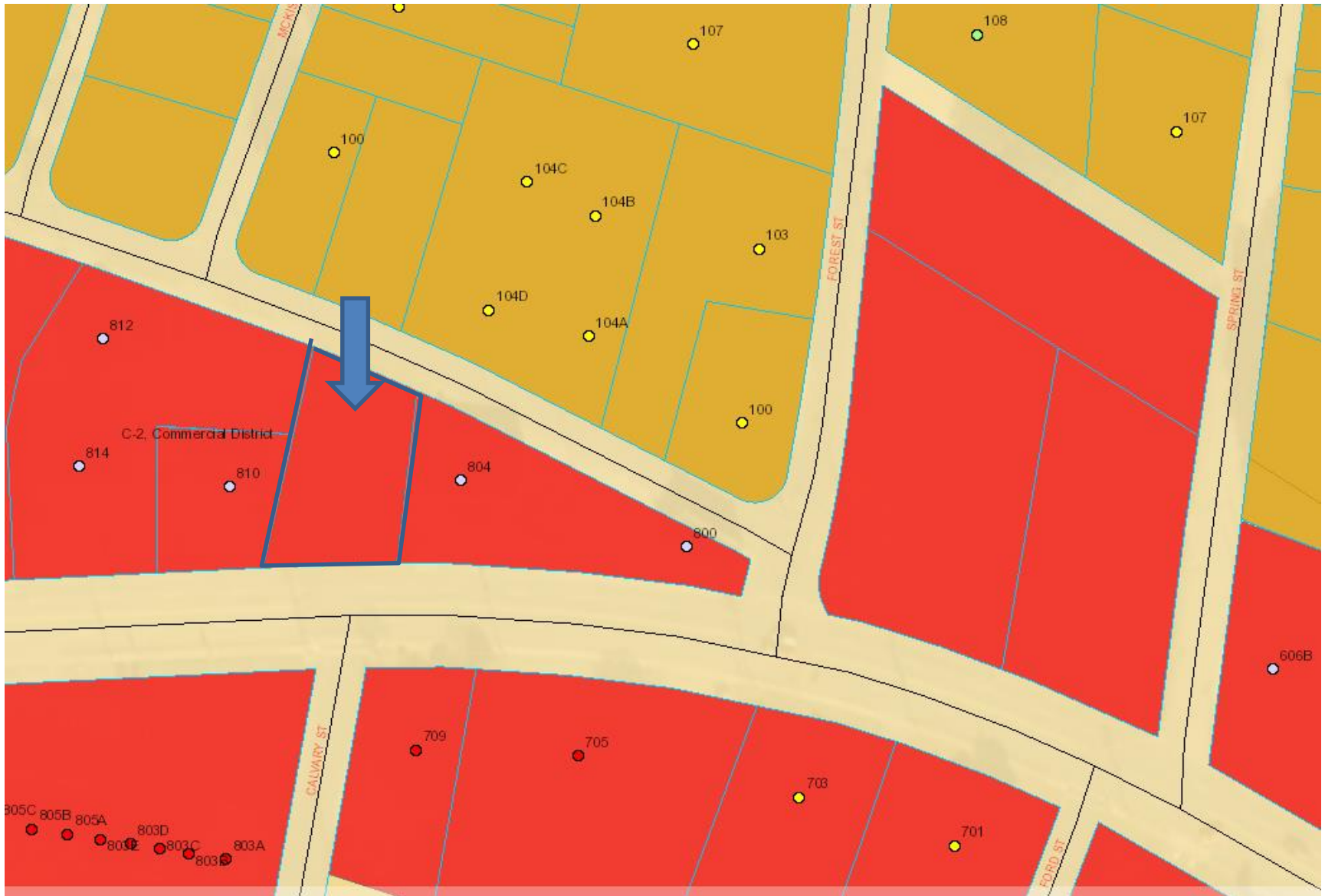
BZA 2019-01

APPLICANT:	William Corona
ADDRESS:	808 W. Poinsett St
PARCEL ID NUMBER:	G009000400500
USE SOUGHT:	Special Exception
REQUEST:	Used Car Lot

5:8.2 Uses Permitted by Special Exception

Used car lot

BZA 2019-01



BZA 2019-01



BZA 2019-01



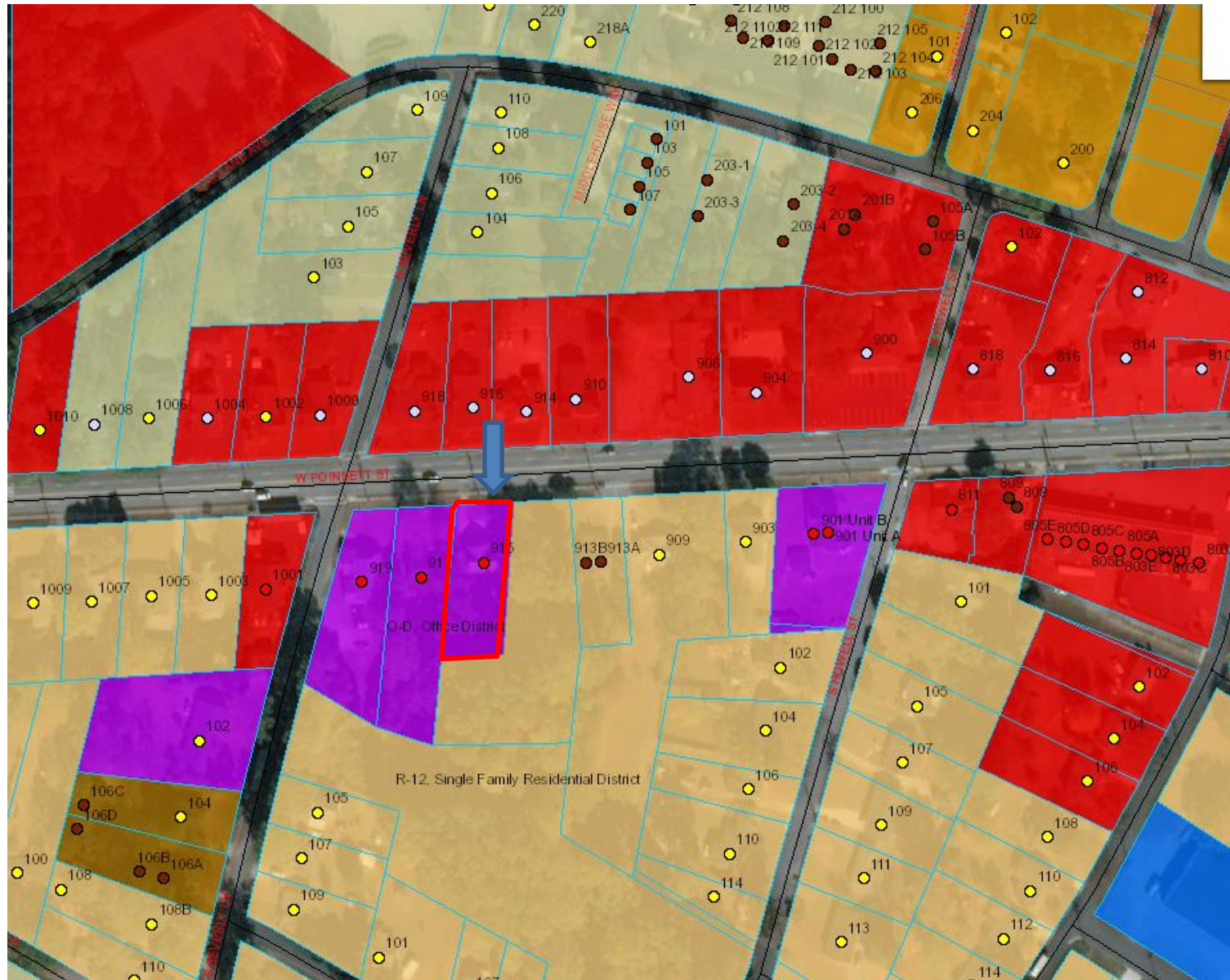
BZA 2019-02

APPLICANT:	Amber Helmbrecht
ADDRESS:	915 W. Poinsett St
PARCEL ID NUMBER:	G009000100301
USE SOUGHT:	Special Exception
REQUEST:	Beauty Shop

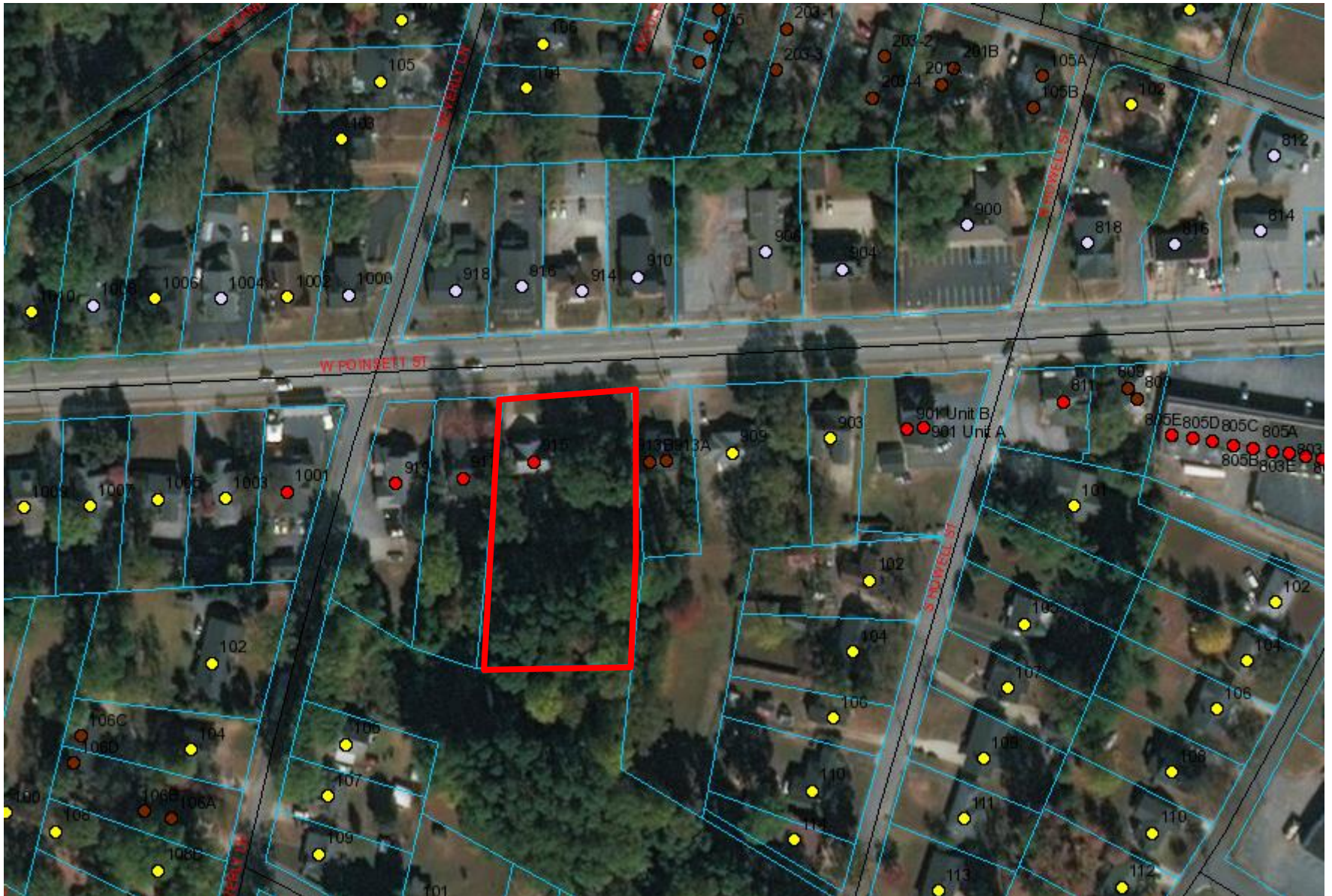
5:6.2-1 Accessory Retail Uses Permitted by Special Exception by the Board of Zoning Appeals in the O-D District

Beauty shop

BZA 2019-02



BZA 2019-02



BZA 2019-02





City of Greer, SC

Board of Zoning Appeals

Category Number: IV.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
1/7/2019

BZA 2019-01

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	12/28/2018	Cover Memo



Board of Zoning Appeals Application
(Variance, Special Exception, Action of Zoning Official)

(All Fees are due at time of submittal. Fees are: \$100 for each Residential Request and \$300 for each Commercial Request)

The applicant hereby appeals: (Check one)

- ☐ Variance – Form 1
☒ Special Exception – Form 2
☐ Action of Zoning Official – Form 3

****If not the property owner, an Acting Agent Authorization from will be required at the time of submittal. ****

Applicant Information

Name William Corana
Address 26 Rowdel Ln
Simpsonville SC 29480
Contact Number 864-612-2825
Email DominicanJeweler@gmail.com
BLRAG001@gmail.com

Property Owner Information

Name Bryan Guinn
Address 1028 Angel School Rd
Greer
Contact Number 864 918 6516
Email _____

Tax Map Number(s) 6009⁰⁰⁰400500

Property Address(s) 808 Pinsett St

Business Name UPSTATE DRIVE LLP

Complete one of the following attached forms that corresponds with the variance request.

OFFICE USE ONLY

Received By B Blalle Date 1678-18
Staff Recommendation _____ Meeting Date Jan-7, 19



Special Exception

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described in the Notice of Appeals as: Used Car Sales

which is a permitted special exception under the district regulation in Section(s) _____ of the Zoning Ordinance.

2. Applicant will meet the standards in Section(s) 5.8.2 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance:

[Signature]
Applicant Signature

Date 10-18-18

Category Number: IV.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
1/7/2019

BZA 2019-02

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	12/28/2018	Cover Memo



Board of Zoning Appeals Application
(Variance, Special Exception, Action of Zoning Official)

(All Fees are due at time of submittal. Fees are: \$100 for each Residential Request and \$300 for each Commercial Request)

The applicant hereby appeals: (Check one)

- ☐ Variance – **Form 1**
☒ Special Exception – **Form 2**
☐ Action of Zoning Official – **Form 3**

****If not the property owner, an Acting Agent Authorization from will be required at the time of submittal. ****

Applicant Information

Name Ambrose Helmbrecht
Address 630 Piedmont Golf Course Rd
Piedmont, SC 29673
Contact Number 864 313 9639
Email blessedmommy11@gmail.com

Property Owner Information

Name Dan Jones
Address 915 W Poinsett St
Greer, SC 29673
Contact Number 864 640 3496
Email dantjonesiii@gmail.com

Tax Map Number(s) G009-00-01-003.01
Property Address(s) 915 W. Poinsett St Greer, SC 29650
Business Name Steel Magnolia Salon

Complete one of the following attached forms that corresponds with the variance request.

OFFICE USE ONLY

Received By BM Date 12/10/18
Staff Recommendation Approved Meeting Date 1/7/19



Special Exception

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described in the Notice of Appeals as: Beauty Salon

which is a permitted special exception under the district regulation in Section(s) _____ of the Zoning Ordinance.

2. Applicant will meet the standards in Section(s) _____ of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance:

Amber Hembrecht

Applicant Signature

Date 12/5/18

Category Number: V.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
1/7/2019

Planning and Zoning Report