



**AGENDA**  
**BOARD OF ZONING APPEALS**  
**301 E. Poinsett St., Greer, SC 29651**  
**March 6, 2023 @ 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 Catrina Woodruff, ADA Coordinator at (864) 479-0965 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

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**I. ADVISORY MEETING**

- A. February 2023 Minutes

**II. PUBLIC HEARING**

- A. Public Hearing Presentation

**III. NEW BUSINESS**

**IV. OTHER BUSINESS**

- A. Planning and Zoning Staff Report

**V. ADJOURN**

Category Number: I.  
Item Number: A.



**AGENDA**  
**BOARD OF ZONING APPEALS**  
3/6/2023

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**February 2023 Minutes**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 BZA February Minutes	2/24/2023	Cover Memo



# City of Greer

## Board of Zoning Appeals Minutes

### February 6, 2023

**Members Present:** Steve Griffin, Chair  
Mike Norris, Vice-Chair  
Emily Tsesmeloglou  
Christi Poole

**Member(s) Absent:** William Crosby  
Nis Nielsen  
Dr. Monica Ragin Hughey

**Staff Present:** Ashley Kaade, Planning Manager  
Claire Byers, Planner  
Heather Stahl, Planner

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#### **I. Call to Order**

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

#### **II. Election of Officers**

**ACTION** – Ms. Poole made a motion to nominate Mr. Griffin to continue as Chair. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

**ACTION** – Ms. Tsesmeloglou made a motion to nominate Mr. Norris to continue as Vice-Chair. Ms. Poole seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

#### **III. Minutes of Board of Zoning Appeals Meeting**

**ACTION** – Ms. Tsesmeloglou made a motion to approve the minutes from the January 9, 2023 Board of Zoning Appeals meeting. Mr. Norris seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

#### **IV. Public Forum**

##### **A. Consideration of a final decision by the Board concerning Docket Number BZAV22-06**

Mr. Holland opened the Public Forum and asked if anyone in the audience wanted to speak on the Consideration of a final decision by the Board. No one spoke in favor or opposition of the request.

## **V. Public Hearing**

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

### **A. BZASE 22-04 – Special Exception to allow an Apartment Complex**

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

Staff presented the basic information for the request.

The applicant, Elisha Lerner, was present and briefly introduced the project.

There were no additional public hearing participants.

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

## **VI. New Business**

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

### **A. Consideration of a final decision by the Board concerning Docket Number BZAV22-06**

Mr. Griffin opened the business meeting.

Ms. Kaade presented the details of the consideration. The City Attorney, Daniel Hughes, clarified that the action was to sign the Findings of Fact from the previous hearing for BZAV22-06, in which the Board denied the request. He also said that there was no new information or consideration before the Board.

Mr. Norris asked Mr. Hughes what the next steps were. Mr. Hughes stated that a hearing will be scheduled and that the BZAV22-06 applicants' attorney would argue that the Board of Zoning Appeals made a mistake in their decision and that the judge can then uphold the findings of the Board or remand the case back to the Board for further consideration.

**ACTION** – Ms. Tsismeloglou made a motion to authorize Mr. Griffin, Chair, to sign the Findings of Fact. Mr. Norris seconded the motion. The motion carried with a vote of 4 to 0.

### **B. BZASE 22-04 – Special Exception to allow an Apartment Complex**

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

Ms. Byers presented the details of the request and staff analysis with recommendation of approval.

Mr. Griffin asked a procedural question about the case number being '22'. Ms. Kaade clarified that the applicant applied in 2022, and that case numbers are assigned upon application.

Ms. Tsismeloglou asked what density would be allowed outright in RM-2 zoning. Ms. Kaade explained how that would be calculated.

Mr. Norris stated that he had seen dirt being moved on site. The applicant, Elisha Lerner clarified that they had the site de-brushed in order to better see the topography and take soil samples.

Ms. Tsesmeloglou asked about the recent rezoning. Staff confirmed that all three parcels were zoned RM-2, and that one parcel was recently rezoned to RM-2, but that the City GIS map had not yet been updated to reflect the zoning change.

Ms. Poole stated that the project seemed like it would add a lot of additional traffic. She asked the applicant if there were any planned improvements. The project engineer, Chip Fogleman, responded that this project had 82 units proposed and that the preliminary Traffic Study showed no difference in traffic when comparing the existing site with no-build and with the 82 units. He also said that since the nearby school traffic was a concern, the counts for the study were done while school was in session. Ms. Kaade clarified that a third party review of the Traffic Study, most likely by SCDOT, would be required by staff.

Ms. Tsesmeloglou said that she believed the project would affect the character of the neighborhood and that once one apartment complex was approved, it may set precedent.

Mr. Norris stated that the site was currently completely undeveloped and had tough topography.

Chip Fogleman stated that they proposed an entrance on Chandler.

Mr. Griffin addressed concerns about the project changing the character of the neighborhood and stated that across the street is multi-family homes and that single-family homes were not nearby.

Ms. Poole again expressed continued concerns about traffic in the area.

**ACTION** – Mr. Norris made a motion to approve the request, but did not receive a second.

Staff reminded the Board that they could table the case if they wanted more information about the traffic study. The Board agreed that they would like the Traffic Study to have a third party review before voting.

**ACTION** – Ms. Poole made a motion to table BZASE 22-04. Ms. Tsemologlou seconded the motion. The motion carried with a vote of 3 to 1.

## **VII. Other Business**

There were no items to be discussed in Other Business

## **VIII. Executive Session**

There were no items to be discussed in Executive Session.

## **IX. Adjourn**

Meeting adjourned at 6:18 p.m.



**AGENDA**  
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3/6/2023

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**Public Hearing Presentation**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 BZASE 23-01 Public Hearing Presentation	2/24/2023	Cover Memo



***Greer***

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***City of Greer, SC***

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***Board of Zoning Appeals***

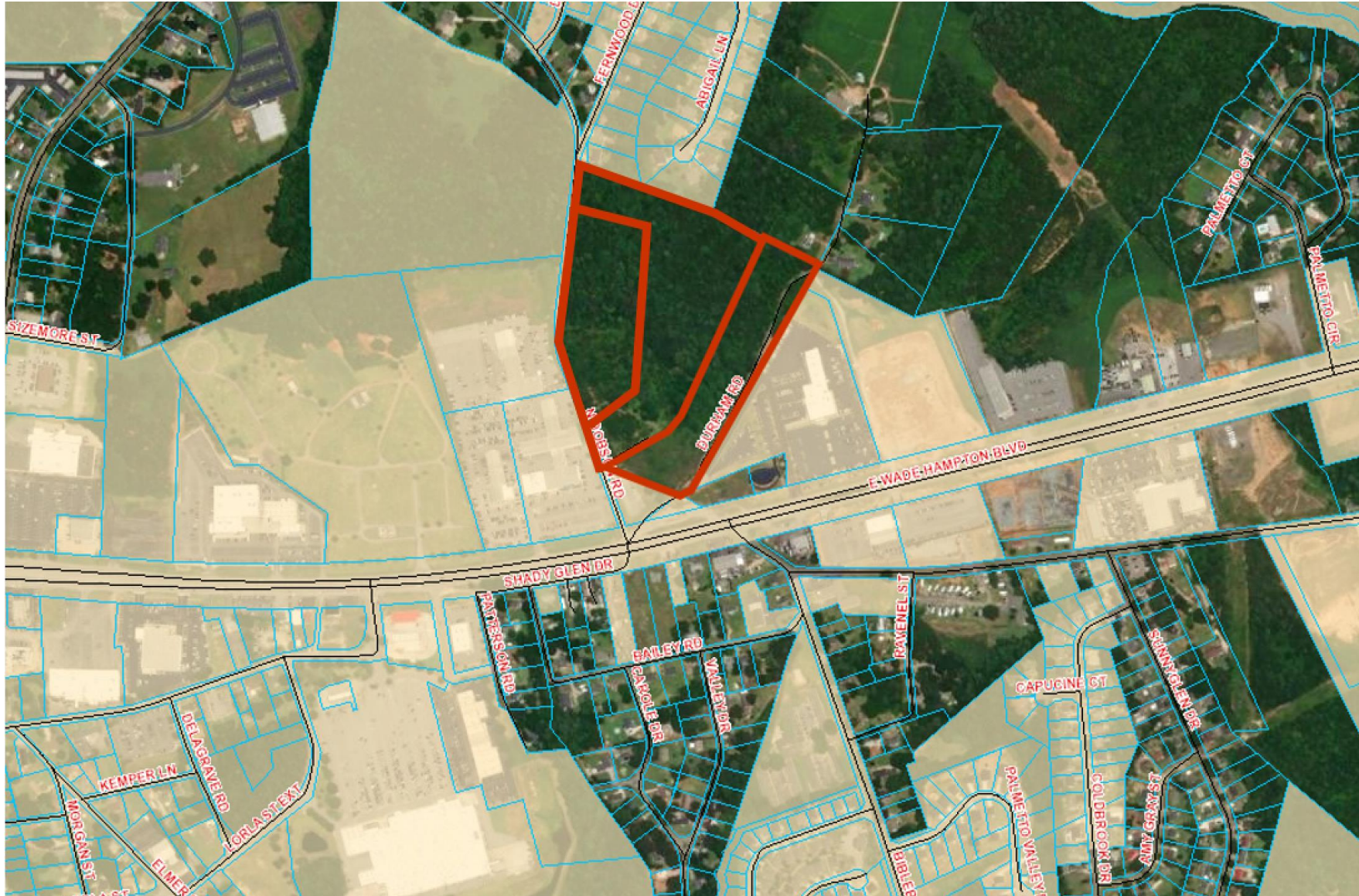
# BZASE 23-01

DOCKET NUMBER: BZASE 23-00001  
APPLICANT: Century Development Partners, LLC  
ADDRESS: N Dobson Road  
PARCEL ID NUMBER: 9-03-00-56.00, 9-03-00-056.01, &  
9- 03-00-056.02  
REQUEST: Special Exception to allow for an  
apartment complex



# BZASE 23-01

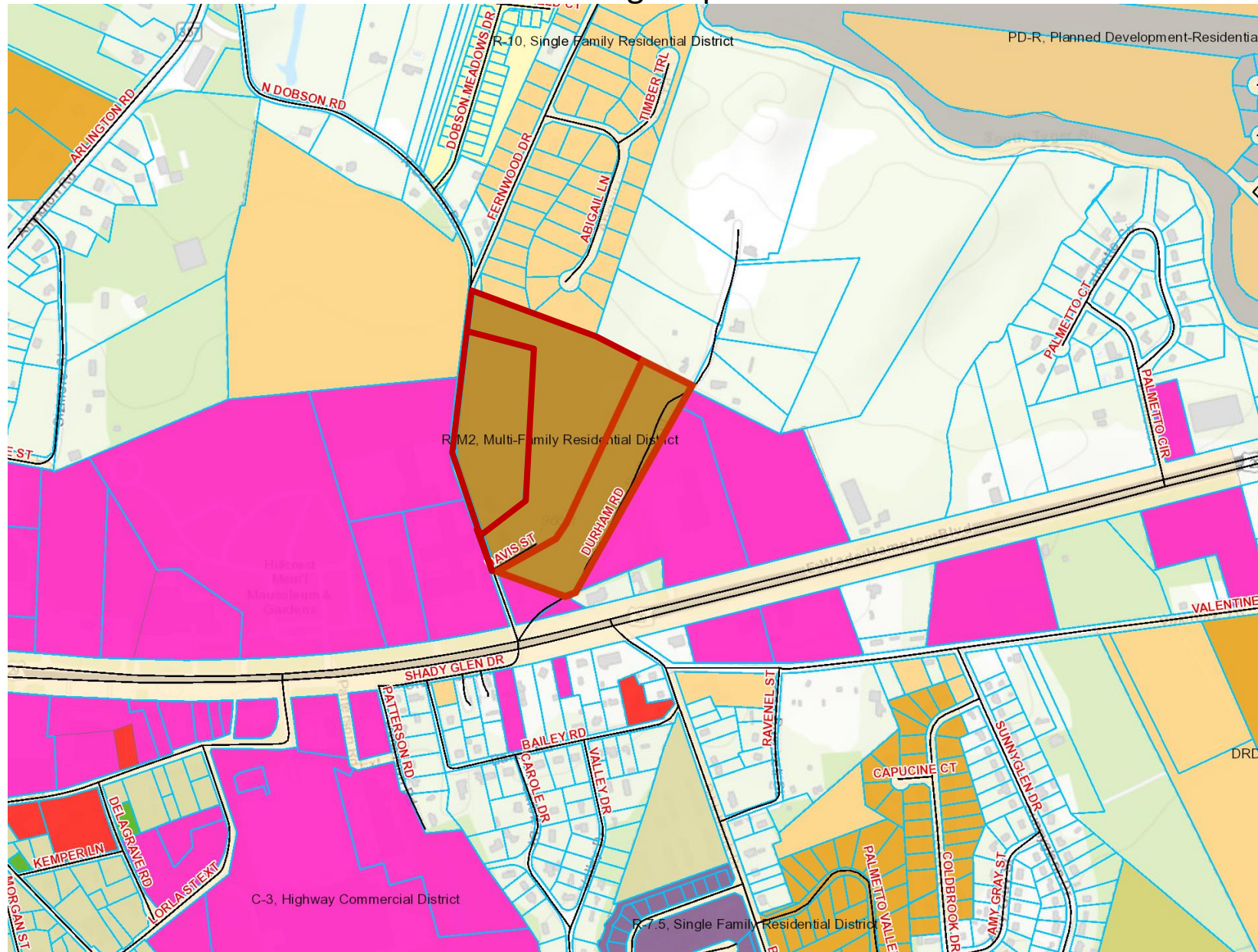
## Aerial Map





# BZASE 23-01

## Zoning Map





# BZASE 23-01





# BZASE 23-01





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***Board of Zoning Appeals***