



AGENDA
BOARD OF ZONING APPEALS
301 E Poinsett Street, Greer, SC 29651
January 9, 2017 @ 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. PUBLIC HEARING

- A. Call to Order and Opening Remarks
Chairman
- B. BZU 2017-01
Kugel Kurp Inc / Glynn Reid
Special Exception for Liquor Store
850 E Suber Road, Suite 120
- C. BZV 2017-02
Brandon Stenersen
Variance for Front Setback on Residence
300 Memorial Drive
- D. BZV 2017-03
St. Clair Signs
Variance for Sign
1490 W Wade Hampton Blvd / Cubesmart

II. ELECTION OF OFFICER

- A. Chairperson (Action Required)
- B. Vice Chairperson (Action Required)

III. BUSINESS MEETING

- A. Minutes 10/3/16 (Action Required)

IV. OLD BUSINESS

- A. Old Business

V. NEW BUSINESS

- A. BZU 2017-01 (Action Required)

B. BZV 2017-02 (Action Required)

C. BZV 2017-03 (Action Required)

VI. OTHER BUSINESS

A. Other Business

VII. EXECUTIVE SESSION

A. Executive Session

Board of Zoning Appeals may take action on matters discussed in Executive Session.

VIII. ADJOURN

A. Adjourn

Category Number: I.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
1/9/2017

BZU 2017-01

Applicant:

Kugel Kurp Inc / Glynn Reid
Special Exception for Liquor Store
850 E Suber Road, Suite 120

ATTACHMENTS:

Description	Upload Date	Type
☐ Special Exception for Liquor Store - Public Hearing	1/6/2017	Cover Memo



Greer

City of Greer, SC

Board of Zoning Appeals

BZ-V 2017-01

DOCKET NUMBER: BZ-V 2017-01

APPLICANT: Kugel Kurp Inc.

PROPERTY LOCATION: 850 E. Suber Road, Ste. 120, Greer

TAX MAP NUMBER: 0535030102729

EXISTING ZONING: C-2, Commercial

REQUEST: Special Exception-**5:8.2 Uses Permitted by Special Exception**

Retail Alcoholic Liquor Stores NAICS 445310: establishments primarily engaged in retailing packaged alcoholic beverages, such as liquor.

PROPERTY HISTORY: This properties were apart of an annexation that was approved in March 30, 1993. The zoning for the properties was C-2, Commercial District, as it remains.

BZ-V 2017-01



BZ-V 2017-01



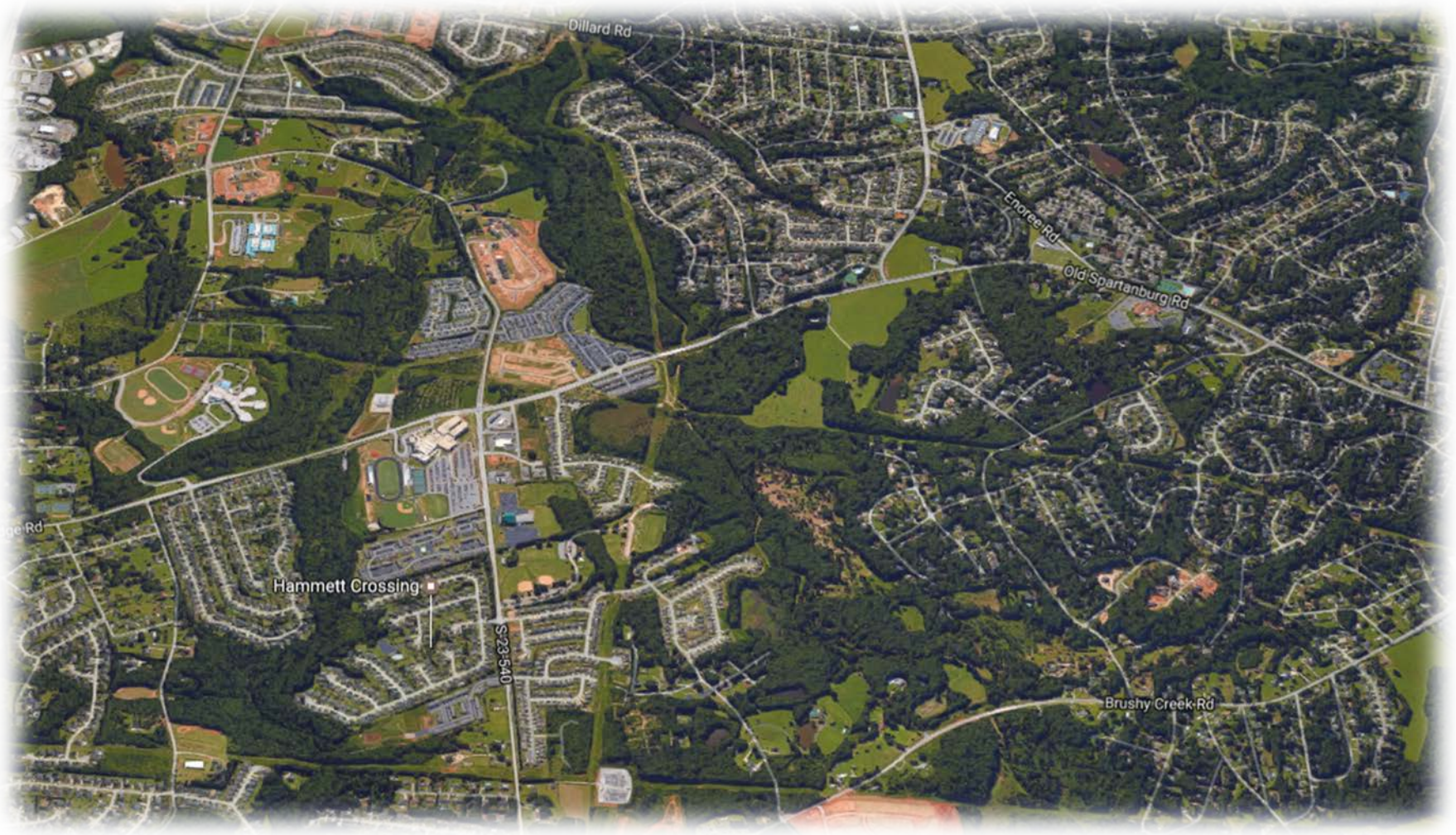
BZ-V 2017-01



BZ-V 2017-01



BZ-V 2017-01





Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: I.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
1/9/2017

BZV 2017-02

Applicant:

Brandon Stenersen
Variance for Front Setback on Residence
300 Memorial Drive

ATTACHMENTS:

Description	Upload Date	Type
☐ Variance for Front Setback - Residence	1/6/2017	Cover Memo



Greer

City of Greer, SC

Board of Zoning Appeals

BZ-V 2017-02

DOCKET NUMBER: BZ-V 2017-02

APPLICANT: Brandon Stenerson

PROPERTY LOCATION: 300 Memorial Drive, Greer

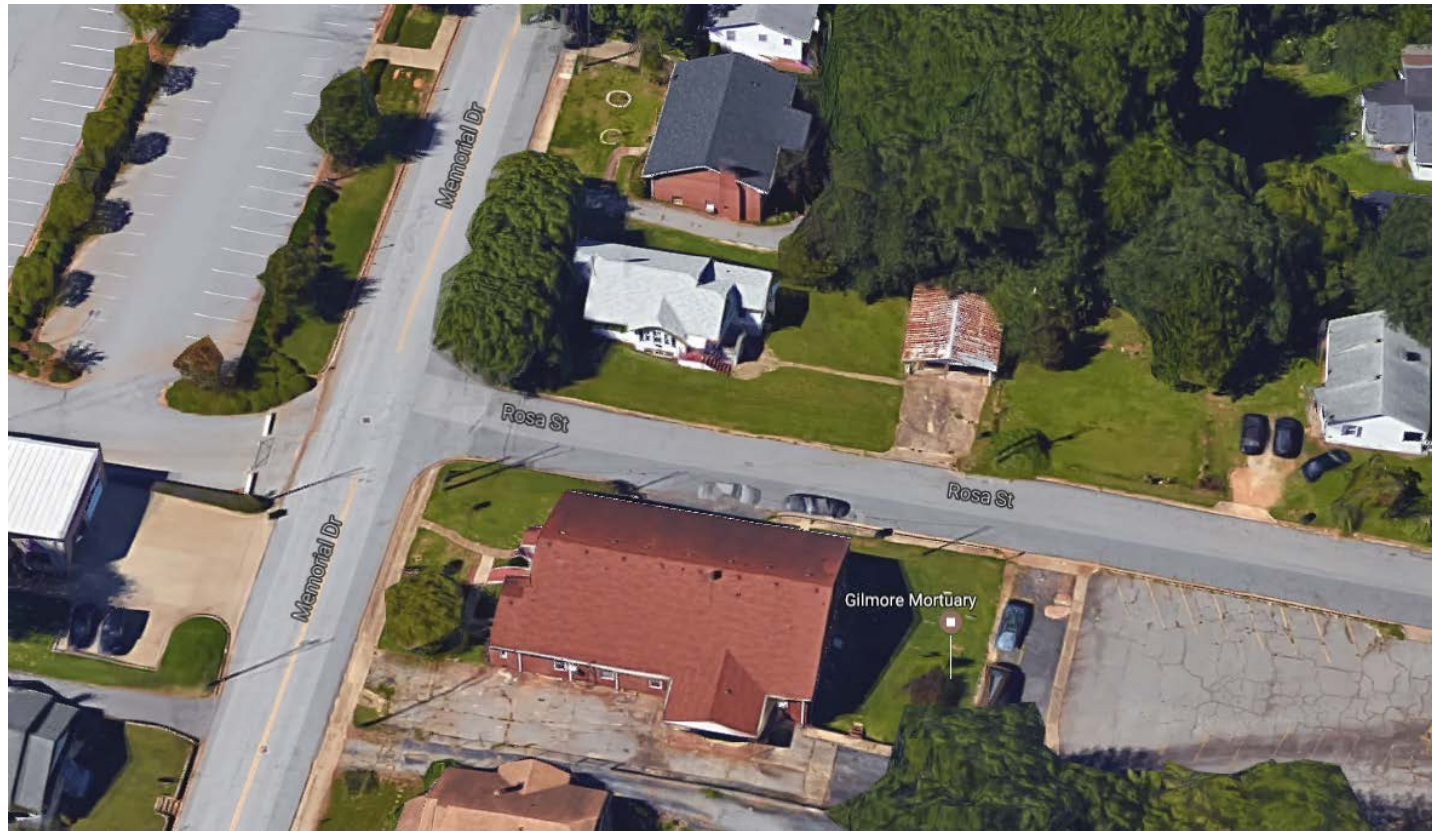
TAX MAP NUMBER: G015000101100

EXISTING ZONING: R-12, residential Single Family

REQUEST: Variance-Setback-Section 5:3.5

PROPERTY HISTORY: This properties were apart of an annexation that was approved in February 4, 1950. The zoning for the property was A-Residential District in 1952, R1-A Residential in 1953, R-12 Residential Single Family as it remains.

BZ-V 2017-02



BZ-V 2017-02



BZ-V 2017-02



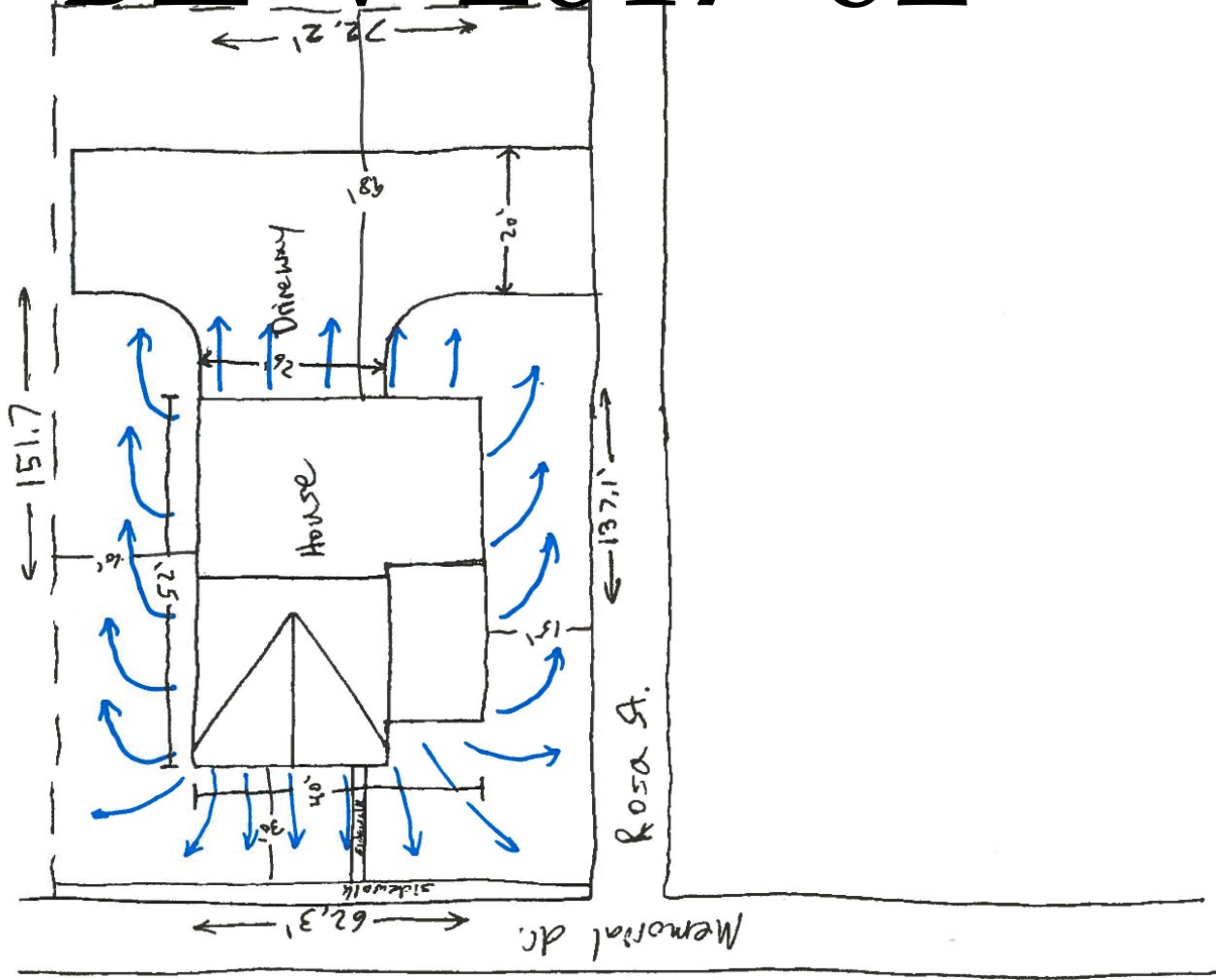
BZ-V-2017-02



BZ-V 2017-02

300 Memorial Drive

■ - water shed



BZ-V 2017-02

Signature of Owner or Agent _____

(If agent, describe type of relationship.) Application will not be reviewed until ALL information is completed.

OFFICE USE ONLY

Zoning District R-1A

Zoning Permit Approved ☒ Denied _____ Temporary _____

Setbacks-Closest distance from the roof overhangs to each of the following property lines

Front 30' Side (left) 6.5' Side (right) 6.5' Rear 15'

Flood Hazard Area ☐ Yes ☒ No Map Panel Number _____

Conditions/Reasons _____

Date 10/11/16 Zoning Coordinator/Designee [Signature]

This permit shall also serve as a Certificate of Compliance per Sec 9:2.1 of the City of Greer Zoning Code. If a request is denied, the property owner has the right to appeal within 15 days of this determination. Appeal forms are available in the Planning & Zoning Department of the City of Greer, 301 E. Poinsett Street, Greer, South Carolina 29651

Telephone (864)801-2009

Fax (864)801-2020



Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: I.
Item Number: D.



AGENDA
BOARD OF ZONING APPEALS
1/9/2017

BZV 2017-03

Applicant:

St. Clair Signs
Variance for Sign
1490 W Wade Hampton Blvd / Cubesmart

ATTACHMENTS:

	Description	Upload Date	Type
▣	Variance for Sign - 1490 Wade Hampton Blvd - Public Hearing	1/6/2017	Cover Memo



Greer

City of Greer, SC

Board of Zoning Appeals

BZ-V 2017-03

DOCKET NUMBER: BZ-V 2017-03

APPLICANT: St. Clair Signs

PROPERTY LOCATION: 1490 W. Wade Hampton Blvd, Greer

TAX MAP NUMBER: T015000101101 & T015000101003

EXISTING ZONING: C-3, Highway Commercial District

REQUEST: Variance-Sign Code Article 8

PROPERTY HISTORY: This properties were apart of an annexation that was approved in June 6, 2004. The zoning for the properties was C-3, Highway Commercial District, as it remains.

BZV 2017-03

BZV 2017-03

Site Location

Google Earth

© 2016 Google

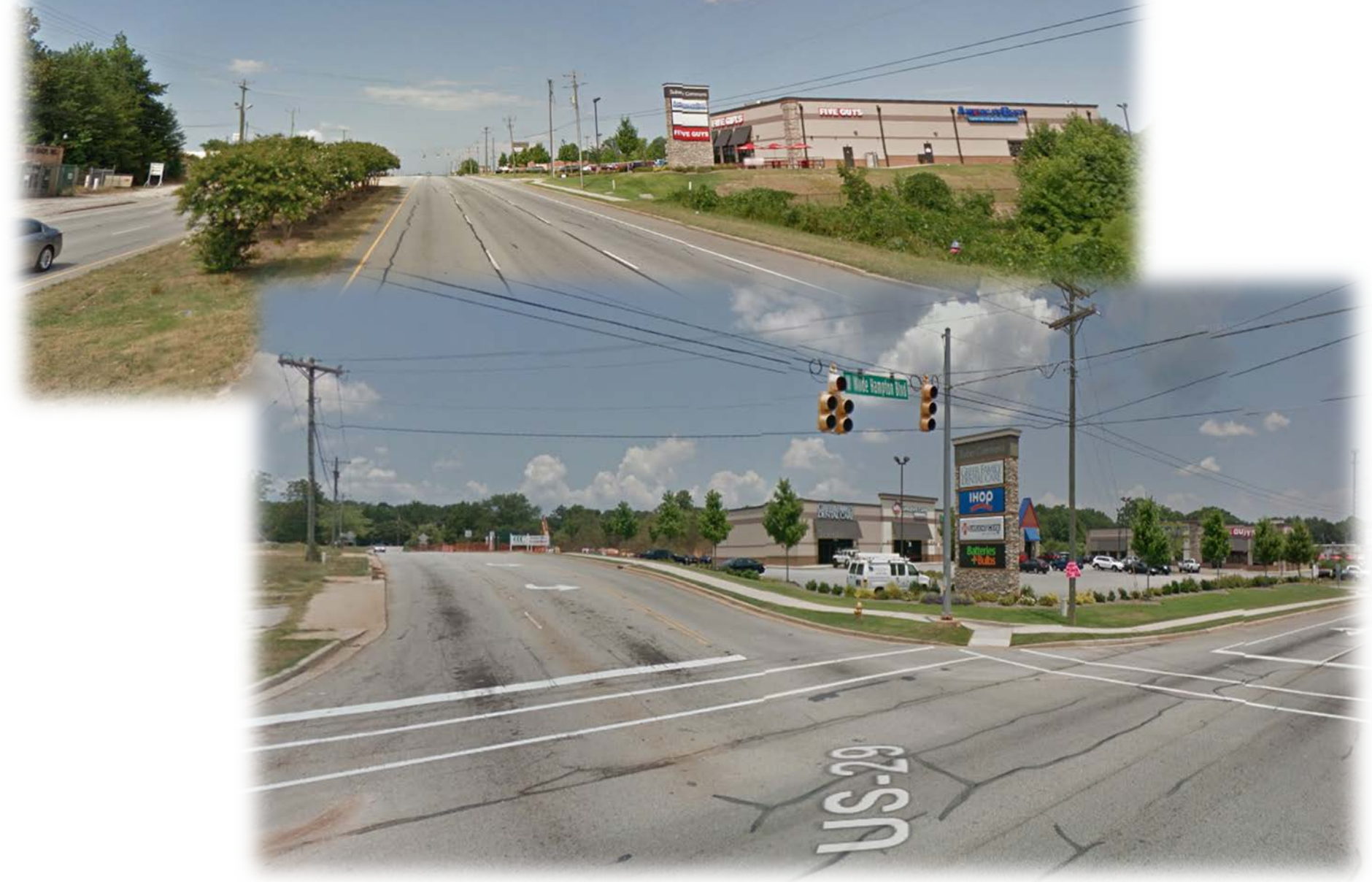
300 ft



BZ-V 2017-03



BZ-V 2017-03



BZ-V 2017-03



BZ-V 2017-03

Sign 1 - Southeast Entry (VARIANCE REQUIRED)

New channel letters flush mounted.

LED illuminated channel letters with red acrylic #2283 faces.

Qty-1.

Scale: 3/16"=1'

Sq Ft: 101.3

(Code allowable: 150 sf or 7.5% of ground floor AFSF, nte 300 sf)



Field Verify Sign Area.

Center new sign within sign band area.



COLOR SPECIFICATIONS:



proposed conditions

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elro signs
CALIFORNIA
400 West Walnut Street, Gardena, CA 90248
(800) 927-4555 • Fax (310) 380-7451
GEORGIA
1640 Sands Place SE Suite A / Marietta, GA 30067
Toll Free: (877) 367-3576 • Fax (770) 952-4710

REVISIONS		
NO.	COMMENTS	DATE
A	revise sign 3 per AP -EG	02/18/16

Client **CubeSmart self storage + logistics**
Address **Corner of N. Suber Rd. & Wade Hampton Blvd., Greer SC**
Design No. **24796** Store No.
Scale: **AS NOTED** Sheet **3** of **8**
Drawn By: **PB** Date **02/16/16**
Approved By: Date

BZ-V 2017-03

Sign 2 - Option 1 - Southwest Facade (VARIANCE REQUIRED)

Field Verify Sign Area.

New channel letters flush mounted.

LED illuminated channel letters with red acrylic #2283 faces.

Qty-1.

Scale: 3/16"=1'

Sq Ft: 101

(Code allowable: 150 sf or 7.5% of ground floor AFSF, nte 300 sf)



Center new sign within sign band area.



COLOR SPECIFICATIONS:



CS Red
PMS 186C
2283 acrylic



Red
standard returns
standard trim cap

proposed conditions

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REVISIONS

NO.	COMMENTS	DATE
A	revise sign 3 per AP -EG	02/18/16

Client **CubeSmart self storage + logistics**

Address **Corner of N. Suber Rd. & Wade Hampton Blvd., Greer SC**

Design No. **24796** Store No.

Scale: **AS NOTED** Sheet **4** of **8**

Drawn By: **PB** Date **02/16/16**

Approved By: Date

BZ-V 2017-03

Sign 4 - Northwest Elevation (VARIANCE REQUIRED)

New channel letters flush mounted.

LED illuminated channel letters with red acrylic #2283 faces.

Qty-1.

Scale: 3/16" = 1'

Sq Ft: 101.3

(Code allowable: 150 sf or 7.5% of ground floor AFSF, nte 300 sf)



COLOR SPECIFICATIONS:

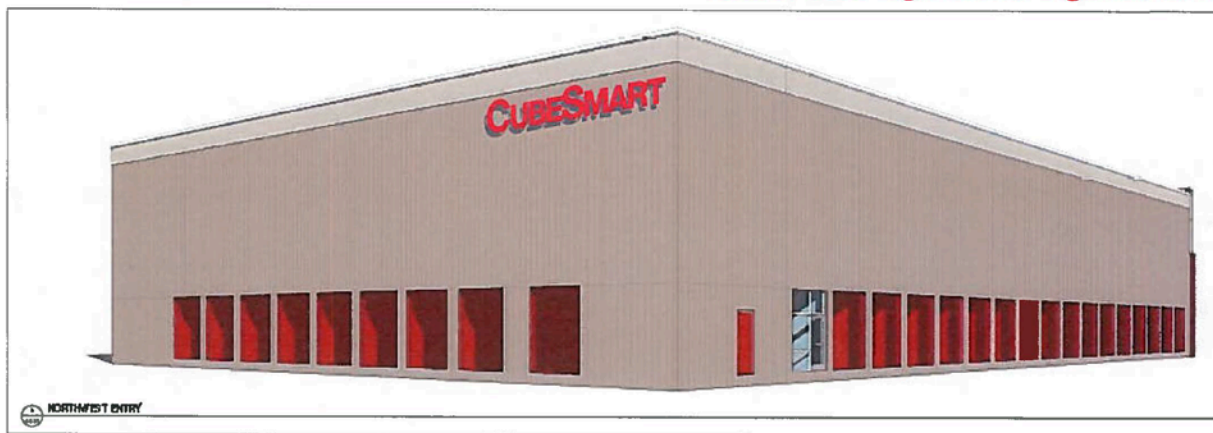


CS Red
PMS 186C
2283 acrylic



Red
standard returns
standard trim cap

Center new sign within sign band area.



proposed conditions

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REVISIONS

NO	COMMENTS	DATE
A	revise sign 3 per AP -EG	02/18/16

Client **CubeSmart self storage + logistics**

Address **Corner of N. Suber Rd. & Wade Hampton Blvd., Greer SC**

Design No. **24796** Store No.

Scale: **AS NOTED** Sheet **7** of **8**

Drawn By: **PB** Date **02/16/16**

Approved By: Date



Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
1/9/2017

Minutes 10/3/16 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
□ Draft Minutes 10/3/16	1/6/2017	Cover Memo



MINUTES
Board of Zoning Appeals
October 3, 2016

Members Present: Dr. Ragin, Ms. Massey, Dr. McAbee, Ms. Lynn, and Ms. Ringer

Member(s) Absent: Mr. Duncan and Mr. Tarwater

Staff Present: Glenn Pace, Planning and Zoning Coordinator
Hazel Poston, Administrative Assistant-Building Development and Standards

I. PUBLIC HEARING

- A. Call to Order and Opening Remarks
- Chairperson Ringer called the public hearing to order at 5:30 p.m.

B. Application(s) for Review:

1) BZ-V 2016-05

3390 Brushy Creek Road

Praise Cathedral Church

C. Comments:

Mr. Pace gave public hearing presentation for BZ-V 2016-05.

Chairperson Ringer recognized Tommy Harvey who represented Praise Cathedral Church.

- Tommy Harvey, Executive Pastor, spoke about the needs for the new signage with digital display; specifically, eliminating the need for temporary signs for events being hosted and for sight visibility for people exiting the parking lot.

Chairperson Ringer asked if there were any questions.

- Dr. McAbee thanked Pastor Harvey for the church's service to area nursing home facilities with their musical programs. Dr. McAbee asked what unnecessary hardship would be put on the church if request is not granted.
- Pastor Harvey explained when temporary signs are needed to advertise special events, they sometimes interfere with city work and must be removed and sometimes pose a hazard for traffic.

Chairperson Ringer asked if anyone else was present in favor or opposition.

Public Hearing adjourned at 5:45 p.m.

II. BUSINESS MEETING

A. Chairperson Ringer called the business meeting to order at 5:45 p.m.

B. Minutes of the Board of Zoning Appeals Meeting September 12, 2016.

ACTION- Ms. Massey made a motion to approve minutes of September 12, 2016. Ms. Lynn seconded the motion.
Motion carried 5-0.

III. OLD BUSINESS

A. Old Business

IV. NEW BUSINESS

A. Recommendation of Application

1) BZ-V 2016-05

3390 Brushy Creek Road

Praise Cathedral Church

Mr. Pace gave Business presentation with staff approval recommended with restrictions.

Chairperson Ringer recognized Mr. Tommy Harvey, Executive Pastor, for questions.

- Chairperson Ringer – are there plans to set the sign back further to meet the restrictions?
- Mr. Harvey – yes, if that is the city's wishes, we will be glad to comply.
- Chairperson Ringer – Currently, the plan as written was 19 feet from the roadway?
- Mr. Pace – Yes.
- Chairperson Ringer – and is this going to be 25 feet from the roadway?
- Mr. Pace – That is what I recommend.
- Chairperson Ringer – does that interfere with even more parking spaces?
- Mr. Harvey – just one more.

Chairperson Ringer asked if there were other questions.

ACTION – BZ-V 2016-05

Motion made by Chairperson Ringer to approve the request with restrictions, seconded by Dr. Ragin.

Motion carried 4-1.

Dr. McAbee opposed the request stating the property does not have any unnecessary hardships.

V. OTHER BUSINESS

A. Zoning Coordinators Report- Mr. Pace presented the following:

- The car lot that was approved last month by BZA was approved by Council the following evening.
- City of Greer received an award for the Community Master Plan project from the South Carolina Planning Association for "Small Urban Jurisdiction".
- Discussed training that needs to be completed.
- Received Dewey Tarwater's resignation via email due to health issues. Councilperson Albert from District Six will be appointing a new member to this position.
- Phone Call from Mr. Campbell to express his appreciation for the reception for his retirement.

VI. EXECUTIVE SESSION

A. Executive Session

VII. ADJOURN

A. Meeting adjourned at 6 p.m.

Category Number: V.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
1/9/2017

BZU 2017-01 (Action Required)

ATTACHMENTS:

Description

Upload Date

Type

Category Number: V.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
1/9/2017

BZV 2017-02 (Action Required)

ATTACHMENTS:

Description

Upload Date

Type

Category Number: V.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
1/9/2017

BZV 2017-03 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Variance for Sign - 1490 Wade Hampton Blvd - Business	1/6/2017	Cover Memo



Greer

City of Greer, SC

Board of Zoning Appeals

BZ-V 2017-03

The subject property is located at 1490 W. Wade Hampton Blvd., and is northeast of the intersection of Wade Hampton Blvd. and N. Suber Road. This property is zoned C-3, Highway Commercial. The applicant is seeking a variance from Section 8:6.4 FACADE SIGNS, TABLE 8-2

Below is the excerpts from ARTICLE 4 and 8 SIGNS of the City of Greer Zoning Ordinance:

ARTICLE 4

ALLOWABLE FAÇADE SQUARE FOOTAGE (AFSF) For the single story buildings the AFSF shall be the square footage of a façade upon which a sign may be placed, measured from the elevation of the finished ground floor to the top of a parapet wall, or to the lower edge of an eave. For multi-storied buildings, the ground floor AFSF shall be the square footage of the façade upon which a sign may be placed, measured from the elevation of the finished ground floor to the elevation of the finished second floor. The top floor AFSF, for multi-storied buildings, shall be the square footage of the façade upon which a sign may be placed, measured from the finished elevation of the top floor to the top of a parapet wall or to the lower edge of an eave. In all cases, square footage is measured on a two dimensional plan, regardless of three-dimensional projections.

8:6.4 FACADE SIGNS

Table 8-2 identifies the allowances for Facade Signs. Such allowances shall be the total permitted number and size per tenant, unless otherwise specified. Allowable Facade Square Footage (AFSF) for tenants in a shopping center or other multi-tenant building shall be calculated on the facade of the tenant space only.

- A. Facade signs shall not extend above the top of the wall or parapet wall on which it is attached.
- B. A facade sign shall not extend more than 12 inches laterally from the wall to which it is affixed.

BZ-V 2017-03

The applicant is requesting a variance from a requirements of TABLE 8-2, Sign Placement on Façade of which only allows signage on the Ground Floor Façade.

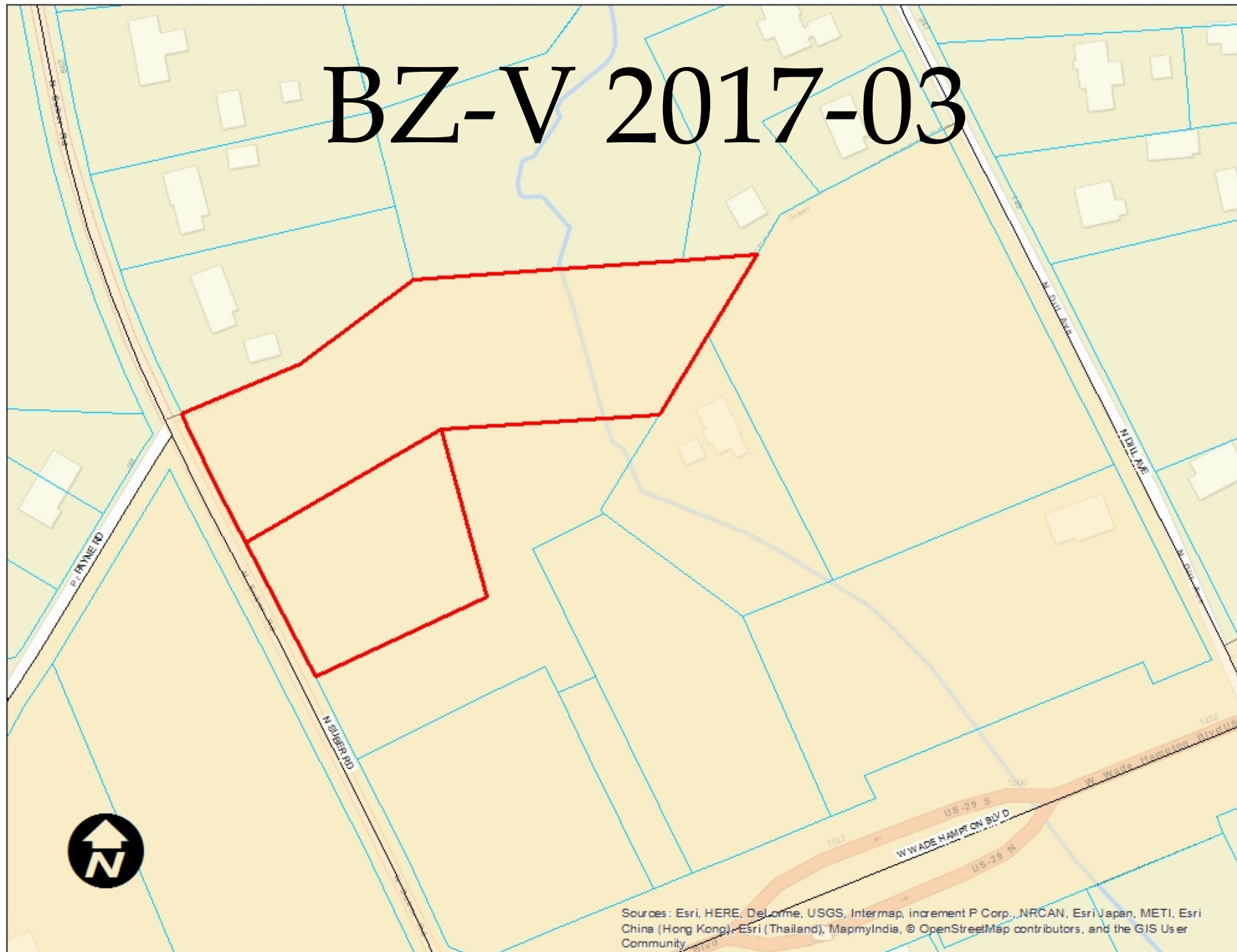
Staff is of the opinion this request for a variance is not unreasonable due to fact that construction for areas zoned C-3, Highway Commercial has dictated moving structures to the rear of buildable lots and some of those are multi-story buildings. Staff also is aware of other structures currently under consideration for areas along the transit areas, which would also be impacted by this requirement.

TABLE 8-2

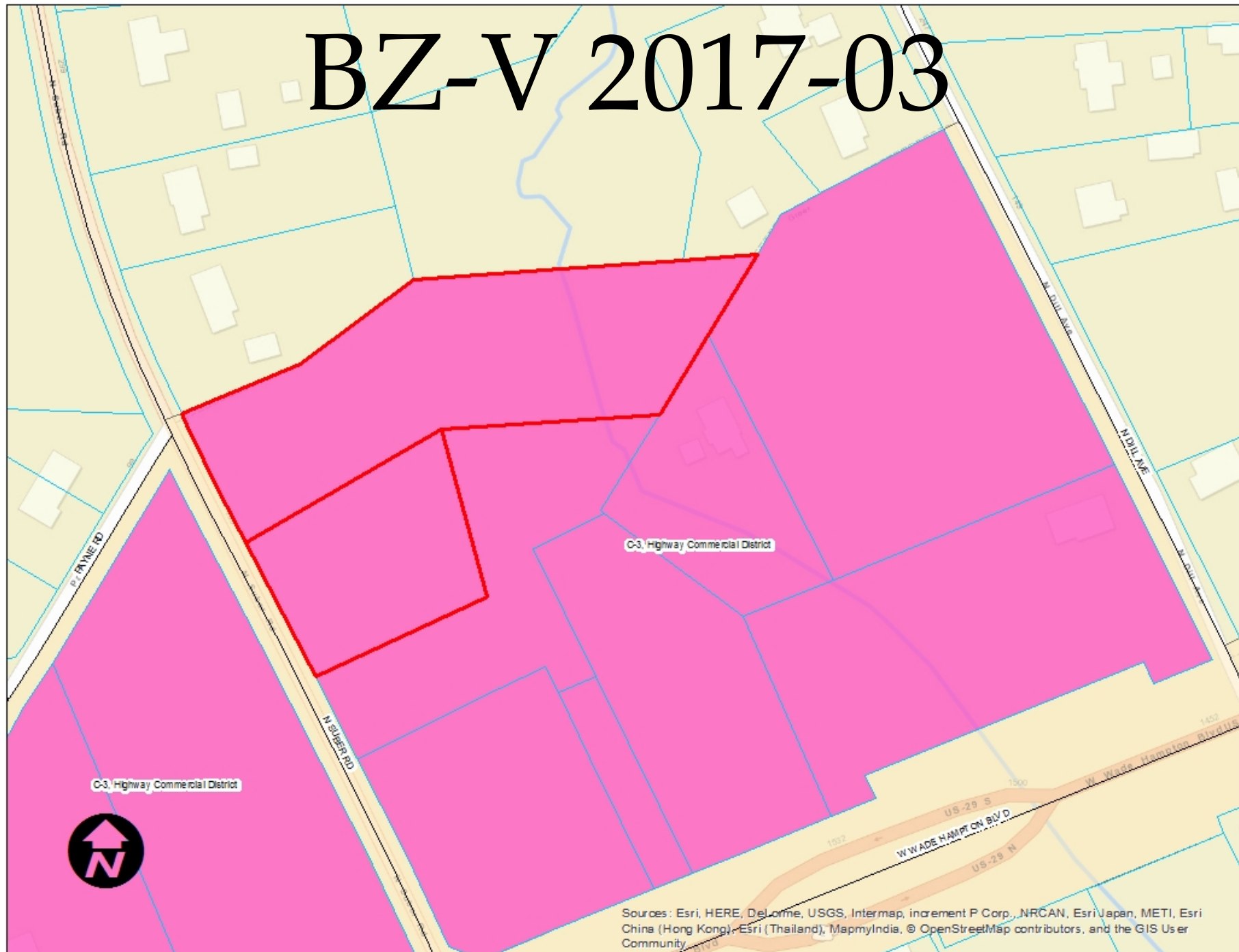
PERMANENT FACADE AND CANOPY SIGN REGULATIONS

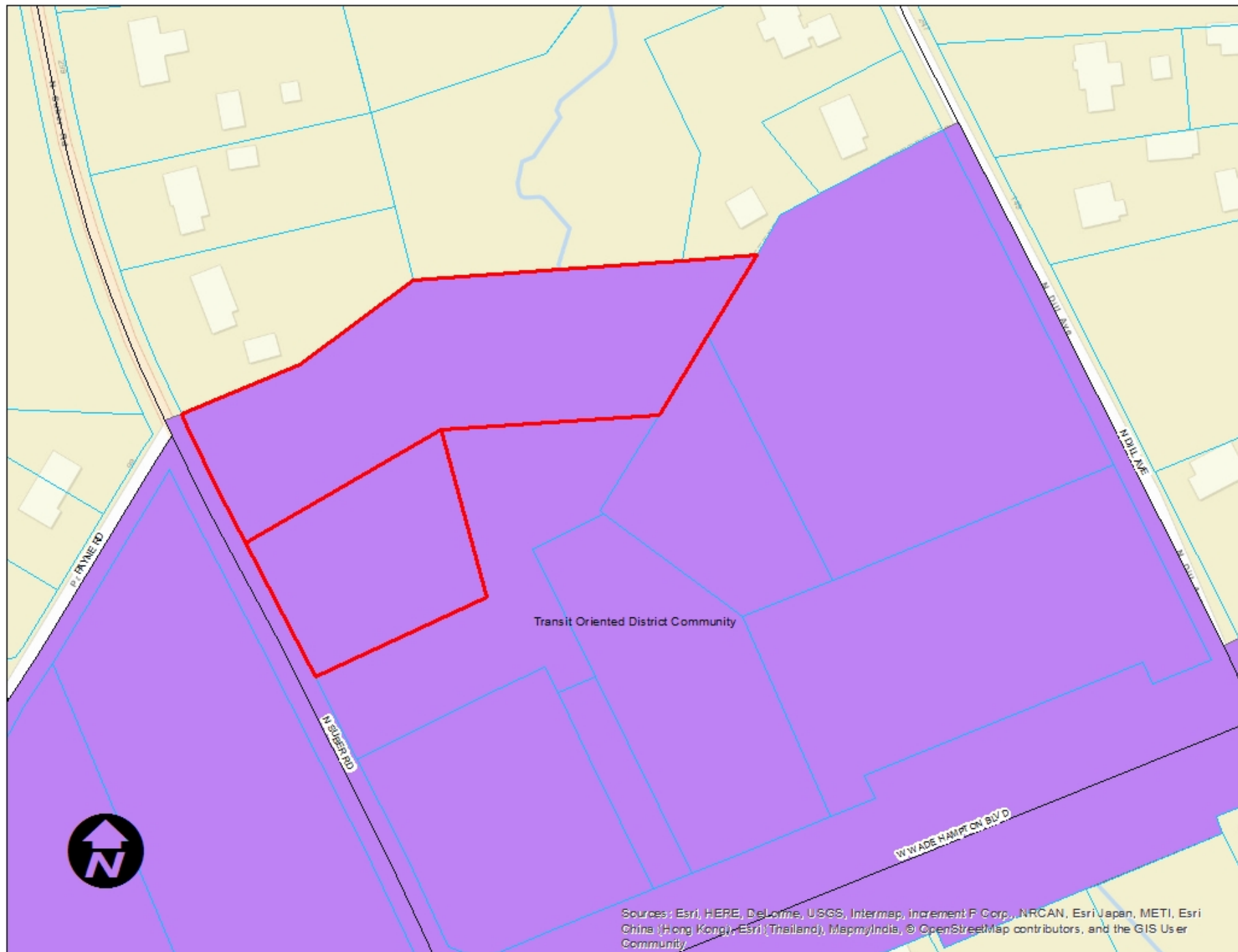
BUILDING USE	ALLOWABLE FACADE S.F.	TOTAL ALLOWED S.F. FOR FACADE SIGNS	# OF SIGNS PER TENANT	SIGN PLACEMENT ON FAÇADE	LIGHTING
NON-RESIDENTIAL	<1,500 SF	32 SF OR 10% OF GROUND	1 PER BUILDING	ON GROUND FLOOR FAÇADE	INTERNAL
SINGLE TENANT		FLOOR AFSF	SIDE, NOT MORE		UP TO
BUILDING	>1,500 SF	150 SF OR 7.5% OF GROUND	THAN 3 TOTAL		100% SPOT
		FLOOR AFSF, NOT TO EXCEED			GENERAL

BZ-V 2017-03



BZ-V 2017-03





Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri, Thailand, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

BZ-V 2017-03

In meeting the requirements of S.C. Code § 6-29-800 (A)(2), this request does comply with those requirements, due to the grading of the property to develop within compliance of all applicable codes.

Other properties in a transit oriented district and with speed and traffic are at a disadvantage to being noticed by travelers of these byways.

In staff's opinion this would unreasonably restrict the property and would not be a detriment to this area of the City.

In review of the request and the location of the property staff is of the opinion that strict application of would result in unnecessary hardships and this request could be granted 1490 W. Wade Hampton Blvd. as previously stated per § 6-29-800(A)(3) therefore,

STAFF RECOMMENDATION: APPROVAL



Greer

City of Greer, SC

Board of Zoning Appeals