



AGENDA
BOARD OF ZONING APPEALS
301 E Poinsett Street, Greer, SC 29651
April 3, 2017 @ 5:30 AM
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 2017-04
James W. Nesbitt Jr.
Special Exception for Used Car Lot
316 Pennsylvania Avenue
- C. BZV 2017-05
William J. Stefancci
Variance for Side Setbacks
200 McDade Avenue
- D. BZU 2017-06
Asheley Schipani
Special Exception for Hair Salon
102A Memorial Drive
- E. BZU 2017-07
BZU 2017-07
Elijah Feaster
Special Exception for Church
309 Pelham Street

II. BUSINESS MEETING

- A. Minutes 1/9/2017 (Action Required)

III. OLD BUSINESS

- A. Old Business

IV. NEW BUSINESS

- A. BZU 2017-04 (Action Required)

- B. BZV 2017-05 (Action Required)
- C. BZU 2017-06 (Action Required)
- D. BZU 2017-07 (Action Required)

V. OTHER BUSINESS

- A. Coordinator's Comments
Training Certificate for Board Member

VI. EXECUTIVE SESSION

- A. Executive Session
Board of Zoning Appeals may take action on matters discussed in executive session.

VII. ADJOURN

Category Number: I.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
4/3/2017

BZU 2017-04

Applicant:

James W. Nesbitt Jr.
Special Exception for Used Car Lot
316 Pennsylvania Avenue

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|------------|
| Public Hearing Presentation BZA 2017-04 | 3/31/2017 | Cover Memo |



Greer

City of Greer, SC

Board of Zoning Appeals

BZU 2017-04

| | |
|---------------------------|---|
| DOCKET NUMBER: | BZU 2017-04 |
| APPLICANT: | James W. Nesbitt, Sr. |
| PROPERTY LOCATION: | 316 Pennsylvania Ave |
| TAX MAP NUMBER: | G008000400400 |
| EXISTING ZONING: | C-2, Commercial |
| REQUEST: | Special Exception- 5:8.2 Uses Permitted by Special Exception Used Car Lot |
| PROPERTY HISTORY: | Rezoned to C-2 from I-1 in 1994 |

BZU 2017-04



BZU 2017-04





Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: I.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
4/3/2017

BZV 2017-05

Applicant:

William J. Stefancci
Variance for Side Setbacks
200 McDade Avenue

ATTACHMENTS:

| Description | Upload Date | Type |
|---|--------------------|-------------|
| ▣ Public Hearing Presentation BZA 2017-05 | 3/31/2017 | Cover Memo |



City of Greer, SC

Board of Zoning Appeals

BZV 2017-05

| | |
|---------------------------|---|
| DOCKET NUMBER: | BZV 2017-05 |
| APPLICANT: | William J. Stefanacci |
| PROPERTY LOCATION: | 200 McDade Avenue |
| TAX MAP NUMBER: | G018000403500 |
| EXISTING ZONING: | R-12, Single-Family Residential |
| REQUEST: | 10' Setback Variance for street side setback for Roe Street |
| PROPERTY HISTORY: | Rezoned to R-12 from R-M1 in 1991 |

BZV 2017-05



BZV 2017-05





Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: I.
Item Number: D.



AGENDA
BOARD OF ZONING APPEALS
4/3/2017

BZU 2017-06

Applicant:

Asheley Schipani
Special Exception for Hair Salon
102A Memorial Drive

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|------------|
| Public Hearing Presentation BZA 2017-06 | 3/31/2017 | Cover Memo |



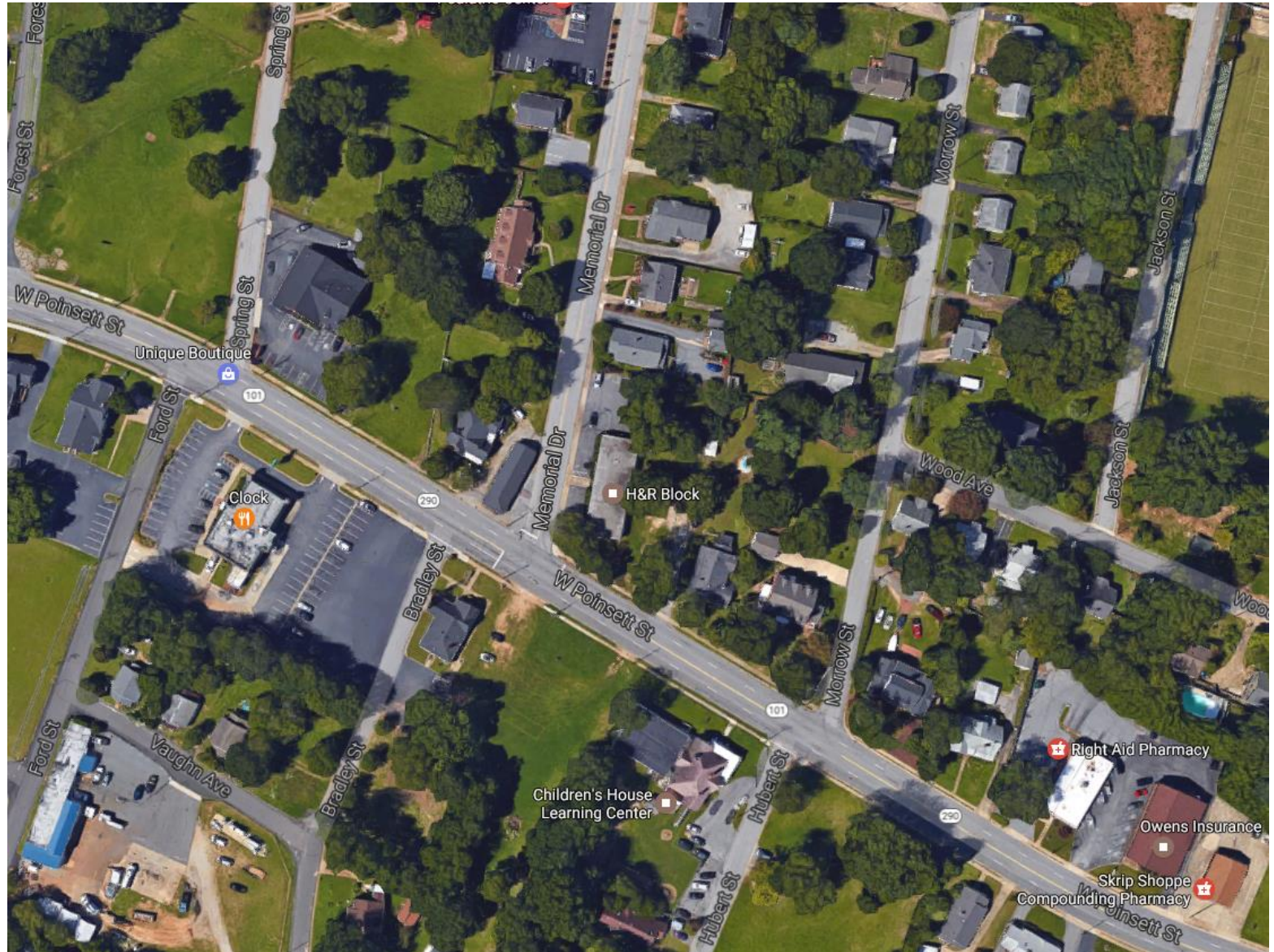
City of Greer, SC

Board of Zoning Appeals

BZU 2017-06

| | |
|---------------------------|--|
| DOCKET NUMBER: | BZU 2017-06 |
| APPLICANT: | Asheley Schipani |
| PROPERTY LOCATION: | 102 A Memorial Drive |
| TAX MAP NUMBER: | G014000201700 |
| EXISTING ZONING: | O-D, Office District |
| REQUEST: | Special Exception (5:6.2-1 Accessory Retail Uses Permitted by Special Exception by the Board of Zoning Appeals in the O-D District) Beauty/Barber Shop |
| PROPERTY HISTORY: | Rezoned to O-D from R-12 in 2005 |

BZU 2017-06



BZU 2017-06





City of Greer, SC

Board of Zoning Appeals



AGENDA
BOARD OF ZONING APPEALS
4/3/2017

BZU 2017-07

Applicant:

BZU 2017-07
Elijah Feaster
Special Exception for Church
309 Pelham Street

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|------------|
| Public Hearing Presentation BZA 2017-07 | 3/31/2017 | Cover Memo |



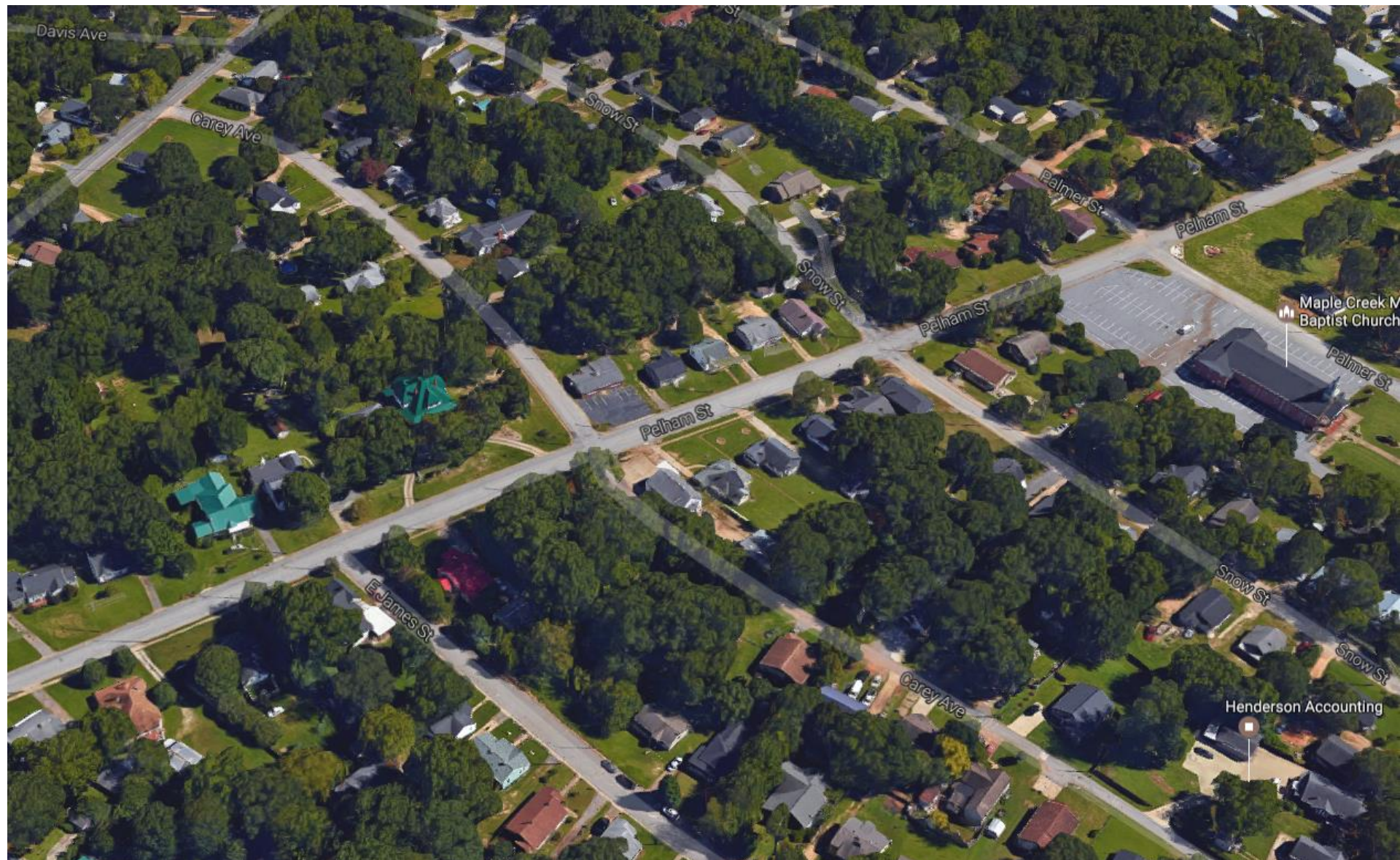
City of Greer, SC

Board of Zoning Appeals

BZU 2017-07

| | |
|---------------------------|---|
| DOCKET NUMBER: | BZU 2017-07 |
| APPLICANT: | Apostle Elijah Feaster and Lady Gail Feaster |
| PROPERTY LOCATION: | 309 Pelham Street |
| TAX MAP NUMBER: | G001001001400 |
| EXISTING ZONING: | R-12, Single-Family Residential |
| REQUEST: | Special Exception: Section 5:3.2 Uses Permitted by Special Exception Church in a Residential Zone |
| PROPERTY HISTORY: | Zoned R-12 in 1979 |

BZU 2017-07



BZU 2017-07





Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
4/3/2017

Minutes 1/9/2017 (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------|--------------------|-------------|
| □ Draft Minutes 1/9/2017 | 3/31/2017 | Cover Memo |



MINUTES
Board of Zoning Appeals
January 9, 2017

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

Member(s) Absent: Ms. Massey

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 5:35 p.m.

B. Application(s) for Review:

| | | |
|------------------------|------------------------------------|------------------------------------|
| 1) BZ-U 2017-01 | 850 E Suber Road, Suite 120 | Kugel Kurp Inc / Glynn Reid |
| 2) BZ-V 2017-02 | 300 Memorial Drive | Brandon Stenersen |
| 3) BZ-V 2017-03 | 1490 W Wade Hampton Blvd | St Clair Signs / Cubesmart |

C. Comments:

| | | |
|------------------------|------------------------------------|------------------------------------|
| 1) BZ-U 2017-01 | 850 E Suber Road, Suite 120 | Kugel Kurp Inc / Glynn Reid |
|------------------------|------------------------------------|------------------------------------|

Chairperson Ringer recognized Glynn Reid who represented Kugel Kurp Inc.

- Glynn Reid, 209 Phillips Lane, Greer, SC 29650, owner, presented an overview of their request for a special exception to put a liquor store in the Lowe's Foods Shopping Center. Currently, they have a liquor store on Pelham Road, Shot ABC, and says they were sought out by the Lowe's Food Company to put a similar store at this location based on look of store, décor, and shopability.

Chairperson Ringer asked if there were any questions.

- Chairperson Ringer – Have you had made any contact with Riverside School, the PTA, or anyone in the community regarding their feelings about a liquor store so close to the school?
- Mr. Reid - An associate in my current store lives in that community and has spoken with Resource Officer. We can definitely do this but have checked into state laws as far as distance, and abide by all laws as far as age, ID and advertising.
- Dr. McAbee - What hardship will the store experience if the board does not approve this request.
- Mr. Reid - The inability to expand as we do not have store in this location and costs incurred.
- Mr. Duncan - Is it a long-term lease.
- Mr. Reid - 10-year lease for a liquor store and also to sell wine.
- Chairperson Ringer – please educate the board more on the events you will have and also on the expenses incurred.
- Mr. Reid - Expenses of submittal fees to the city, state fees relating to applications with SLED, background checks, retail licenses; low-profile events held approximately twice monthly and more in December.

Mr. Pace gave Public Hearing presentation for BZ-U 2017-01.

2) BZ-V 2017-02

300 Memorial Drive

Brandon Stenersen

Chairman Ringer reported that no applicants were present for Case #2.

3) BZ-V 2017-03

1490 W Wade Hampton Blvd

St Clair Signs / Cubesmart

Chairman Ringer recognized Mr. Rusty Harrison, applicant.

- Mr. Rusty Harrison, St. Clair Signs, 3184 Wade Hampton Boulevard, Taylors, SC 29687, discussed the location of the Cubesmart, 1490 W Wade Hampton, behind two retail shopping strips and the need for the variance for signage due to the limited visibility to Wade Hampton Boulevard. The request is for the signage to be placed on the second floor of the building.

Chairperson Ringer asked if anyone had questions.

Mr. Pace gave Public Hearing presentation for BZ-V 2017-03. I will answer any questions.

- Mr. Duncan – Is the request for one sign?
- Mr. Pace -It is for 3 signs placed on highest elevation of the building.
- Dr. McAbee – Are they lighted signs?
- Mr. Pace – Yes.
- Dr. McAbee – 24 hours a day?
- Mr. Pace – yes.
- Dr. McAbee - How close is nearest residence?
- Mr. Pace - Pointed out on the map and the signs will be on storefront, sides and nothing on the back.

Public Hearing adjourned at 5:50 p.m.

II. ELECTION OF OFFICERS

A. Election of Officers for 2017

Chairperson Ringer asked for nominations for Chairperson and Vice-Chairperson for 2017.

ACTION – Dr. McAbee made a motion to re-elect Chairperson Allison Ringer as the Chairperson for 2017; Seconded by Mr. Duncan.

Motion carried 5-0.

ACTION – Dr. McAbee made a motion to elect Kevin Duncan as Vice-Chairman for 2017; seconded by Ms. Lynn.

Motion carried 5-0.

III. BUSINESS MEETING

A. Minutes of October 3, 2016

ACTION – Dr. McAbee made a motion to accept the minutes of October 3, 2016, as read; seconded by Mr. Duncan.

Motion carried 5-0.

IV. OLD BUSINESS

A. No old business.

V. NEW BUSINESS

A. Recommendation of Application(s):

1) BZ-U 2017-01 850 E Suber Road, Suite 120

Kugel Kurp Inc / Glynn Reid

Mr. Pace gave Business portion of presentation and staff's recommendation of **Approval**.

ACTION - Ms. Lynn made a motion to approve Special Exception BZ-U 2017-01;
seconded by Mr. Duncan.

Motion carried 4-1. (Massey-absent; McAbee-deny)

2) BZ-V 2017-02

300 Memorial Drive

Brandon Stenersen

Chairman Ringer explained no applicant appeared for this case and no vote would be taken.

3) BZ-V 2017-03

1490 W Wade Hampton Blvd

St Clair Signs / Cubesmart

Mr. Pace gave the Business portion of presentation and staff's recommendation of **Approval**.

ACTION - Ms. Lynn made a motion to approve Variance BZ-V 2017-03; seconded by
Dr. Ragin.

Motion carried 5-0. (Massey - absent)

VI. OTHER BUSINESS

- A. Mr. Pace introduced Kelli McCormick, now employed as Planner with the City of Greer. She has worked with Florence, Greenville Counties and comes to us from Spartanburg County. She is a resident of the City of Greer and we are happy to have her on our team.
- B. On January 19, our Board of Architectural Review will hold a public presentation from 4 to 6:30 p.m. of the historic survey the City received a grant for and what it will do in the areas we are looking at as far as expanding our historic districts, whether it be a local district or a National Register district. Please try to attend if possible.
- C. A meeting may possibly be held in February, as one of the applicants did not show for this meeting.

VII. EXECUTIVE SESSION

- A. No executive session.

VIII. **ADJOURN**

- A. Meeting adjourned at 6:10 p.m.

DRAFT

Category Number: IV.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
4/3/2017

BZU 2017-04 (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------------|-------------|------------|
| □ Business Presentation BZU 2017-04 | 3/31/2017 | Cover Memo |



City of Greer, SC

Board of Zoning Appeals

BZU 2017-04

Section 5:8 C-2, Commercial District

This district is established to provide commercial establishments for the convenience of local residents.

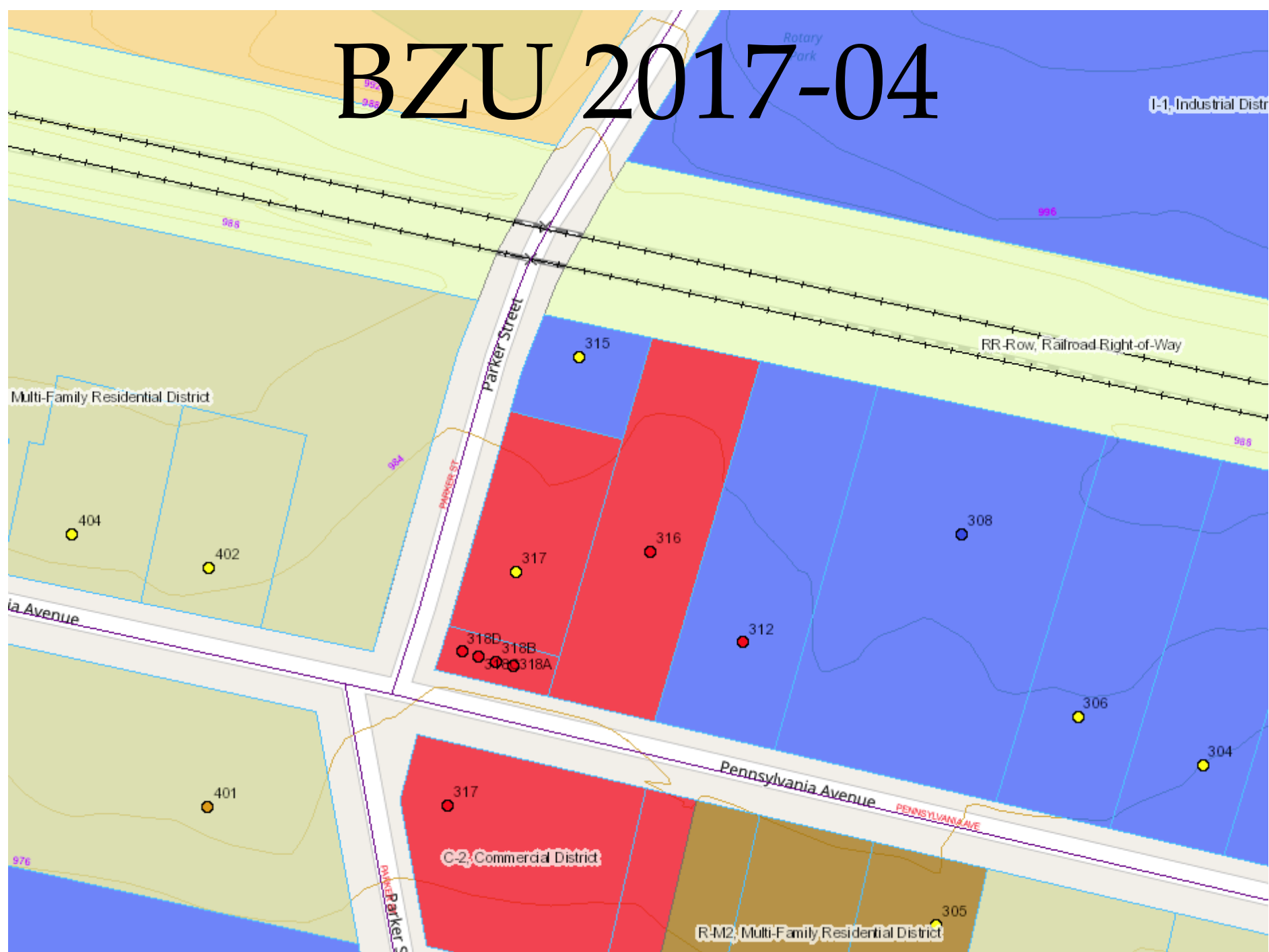
Section 5:8.2 Uses Permitted by Special Exception

Used Car Lot

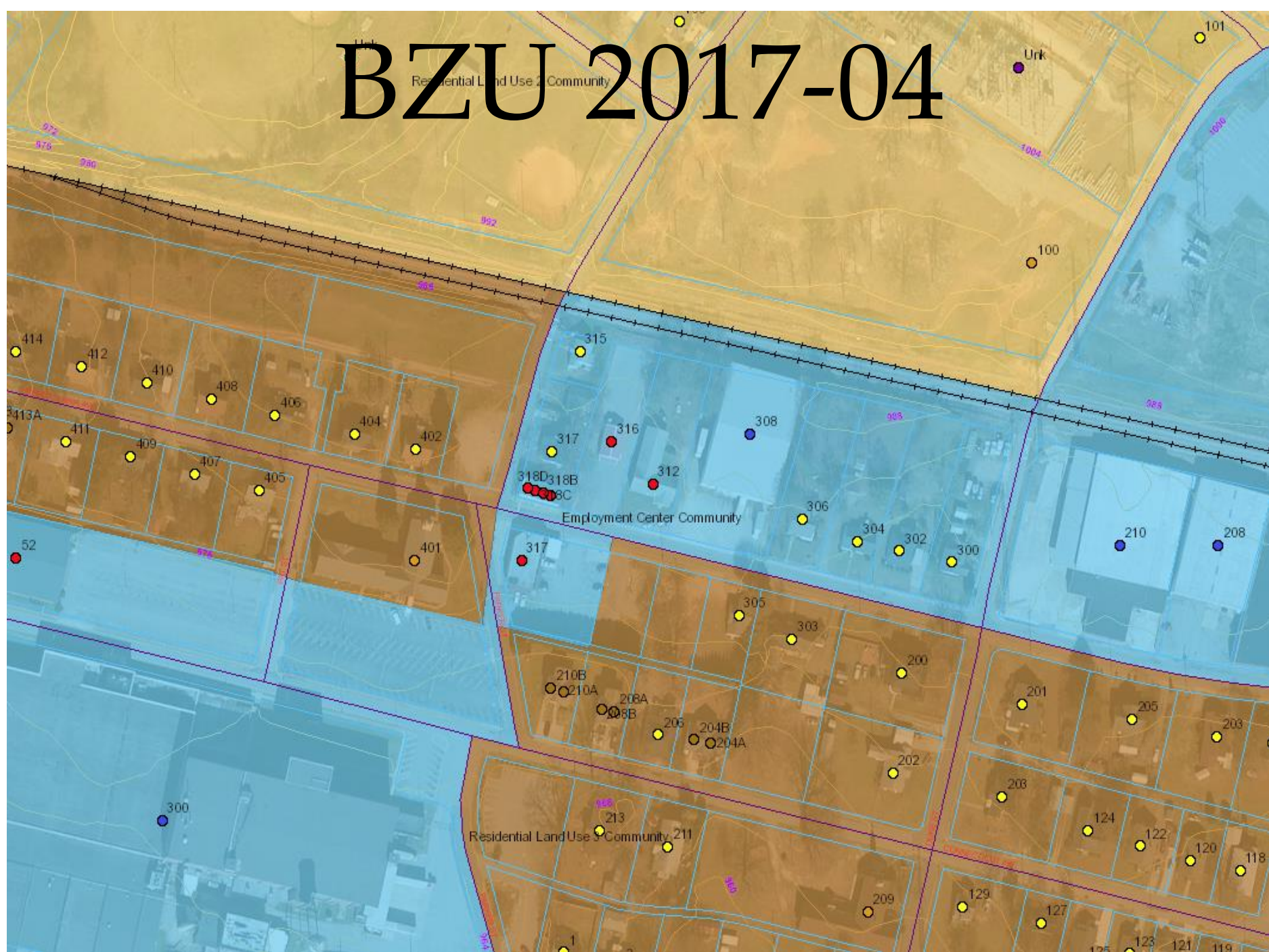
BZU 2017-04



BZU 2017-04



BZU 2017-04



BZU 2017-04

The City has adopted a Special Exception for Used Car Lots in C-2. This location can meet all of the requirements of a business in C-2, Commercial. The Future Land Use Map of the City of Greer states that this location is an Employment Center. There is also no residential zoning classifications that adjoin this property.

STAFF RECOMMENDATION: Approval



Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: IV.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
4/3/2017

BZV 2017-05 (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------------|--------------------|-------------|
| ▣ Business Presentation BZU 2017-05 | 3/31/2017 | Cover Memo |



City of Greer, SC

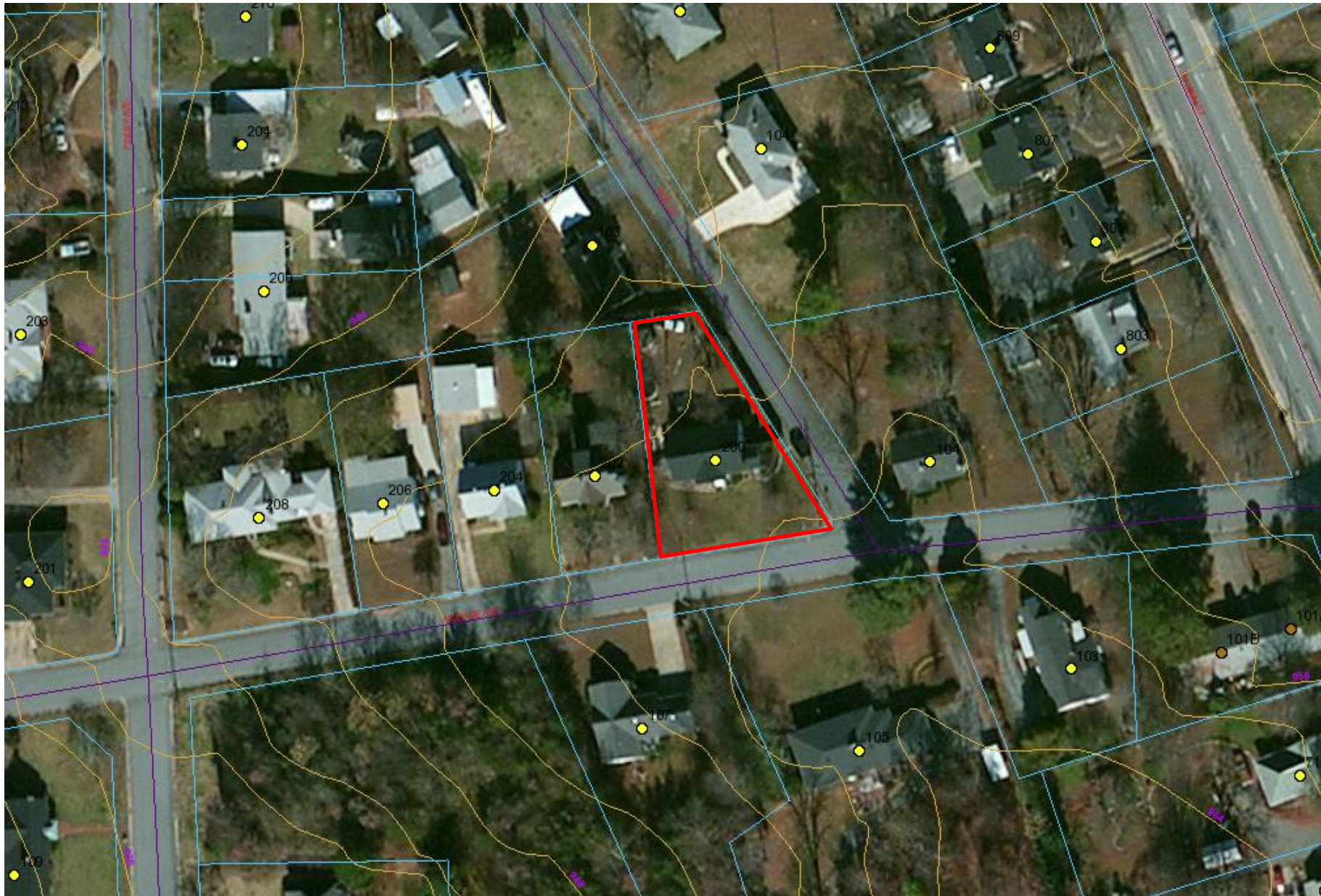
Board of Zoning Appeals

BZV 2017-05

Section 5:3.5 Minimum Requirements for Residential Lots

Corner lots are required to also meet front setback requirements for side streets (20')

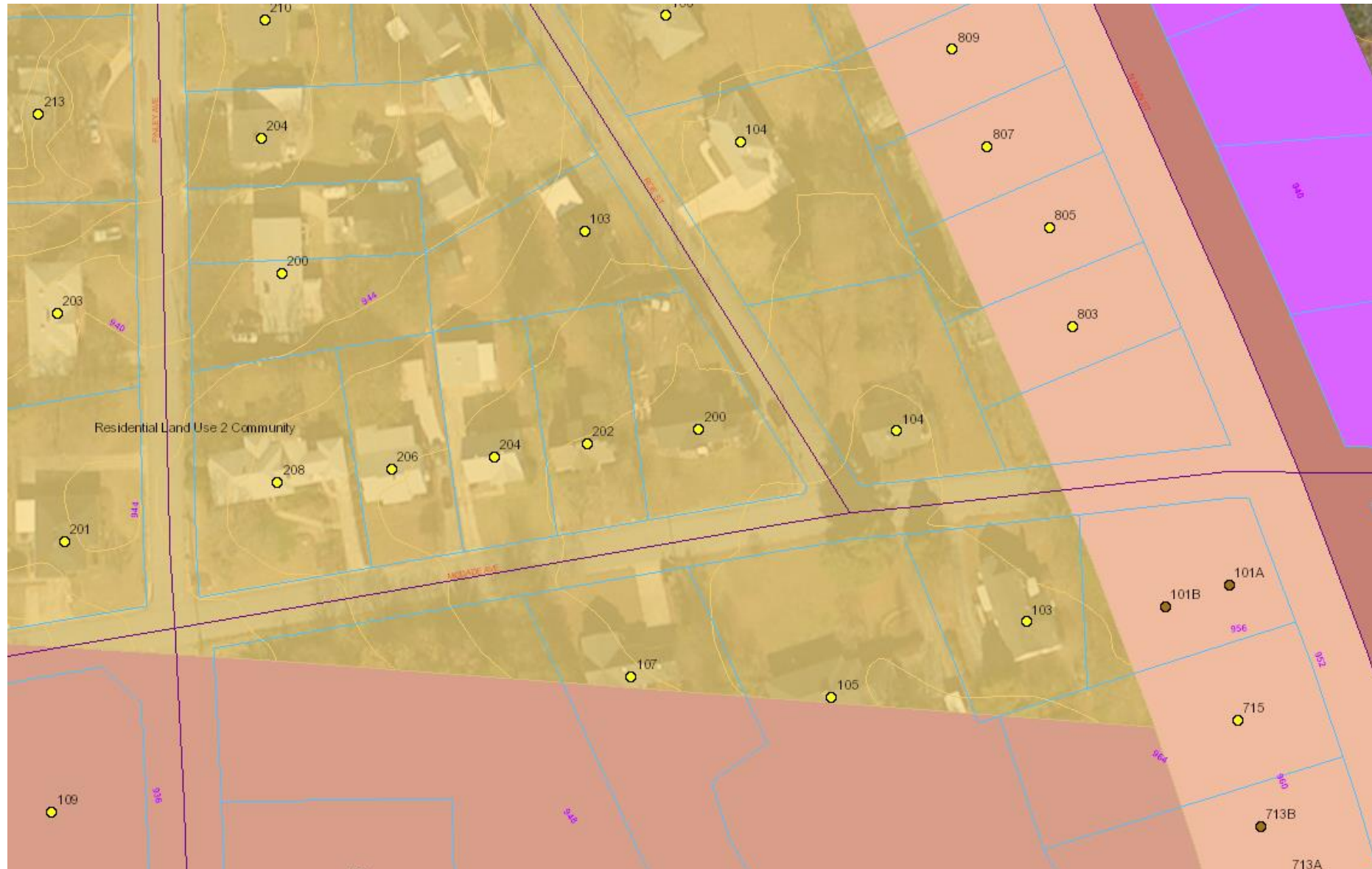
BZV 2017-05



BZV 2017-05



BZV 2017-05



BZV 2017-05

The City Zoning Ordinance requires side streets to also meet front setback requirements. In this case, that is 20' on Roe Street. The applicant wishes to construct an addition to his home that will be 10' from Roe Street. Therefore, the requested variance is for 10'.

When considering a variance, the Board should review the following information and then may consider a variance:

- (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property; **The request meets this requirement. As a corner lot and with the streets intersecting at an angle, the area of the lot in question is small and oddly shaped.**
- (b) these conditions do not generally apply to other property in the vicinity; **The request meets this requirement. Most of the property in the vicinity does not border another street.**
- (c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; **The request meets this requirement. The required 20' setback would not allow the applicant to construct his addition.**
- (d) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. **The request meets this requirement. There are other homes in the area and on this street that appear to not meet setbacks. The addition will also be located behind his fence.**

STAFF RECOMMENDATION: Approval



Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: IV.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
4/3/2017

BZU 2017-06 (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------------|-------------|------------|
| □ Business Presentation BZU 2017-06 | 3/31/2017 | Cover Memo |



Greer

City of Greer, SC

Board of Zoning Appeals

BZU 2017-06

Section 5:6

O-D, Office District

This district is established to provide an office district for the convenience of local residents. The uses permitted in this district are limited to office and research facilities and shall not include any use engaged in retail sales or the stocking and storage of goods or merchandise. No use shall be permitted in this district which will be detrimental to the development of the district as an office research park.

Section 5:6.2-1

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

Certain retail sales establishments which are customarily accessory and clearly incidental and subordinate to permitted principal office uses such as, but not limited to, the following:

Barber Shop/Beauty Shop

BZU 2017-06



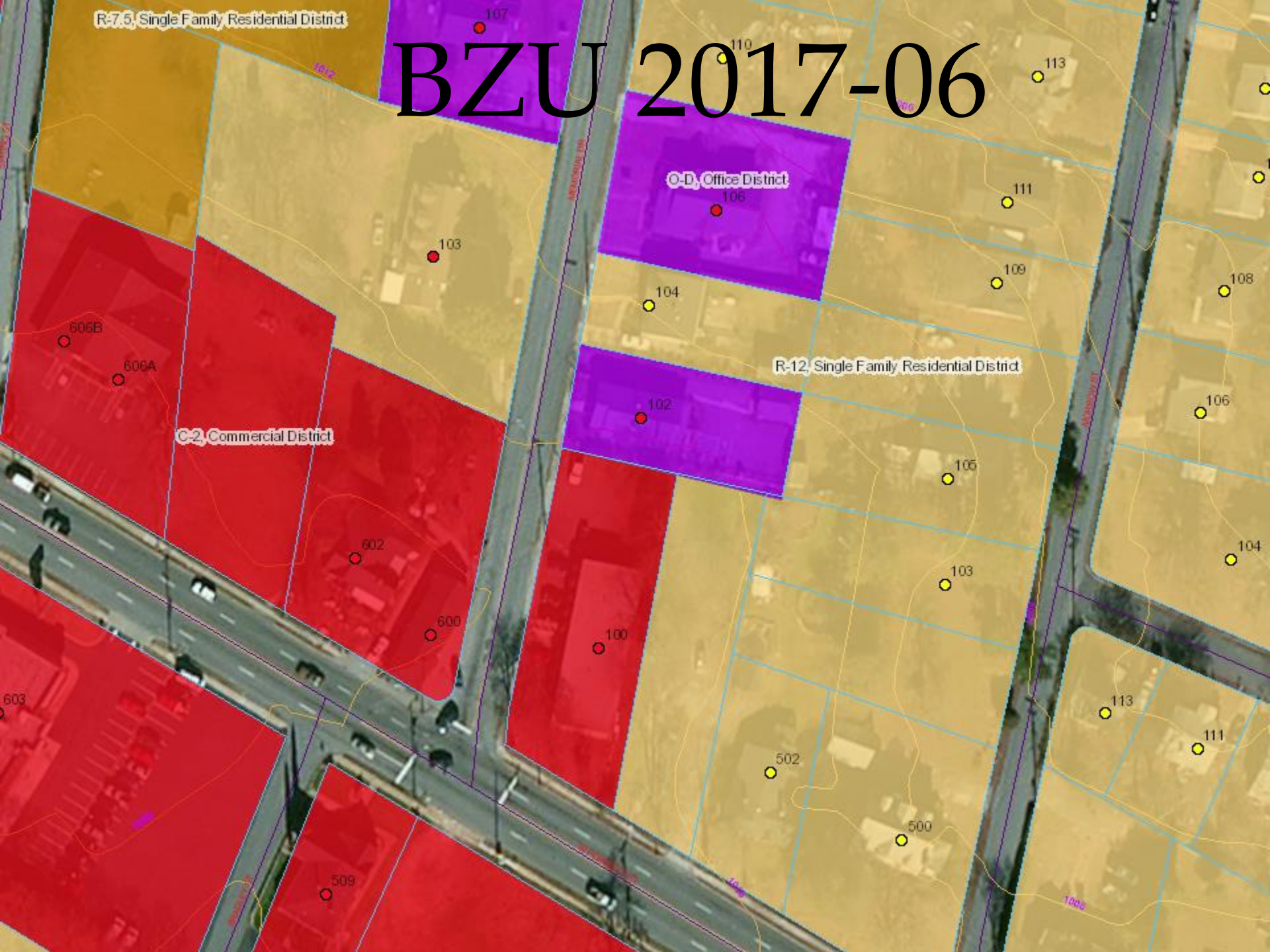
R-7.5, Single Family Residential District

BZU 2017-06

O-D, Office District

R-12, Single Family Residential District

C-2, Commercial District



BZU 2017-06

The City has adopted a Special Exception for Beauty and Barber Shops in O-D when they are secondary uses to primary office uses. This location meets this requirement as there is an office also on the parcel. The facility is in the rear of the parking lot of the office and is for a single tenant.

STAFF RECOMMENDATION: Approval



City of Greer, SC

Board of Zoning Appeals

Category Number: IV.
Item Number: D.



AGENDA
BOARD OF ZONING APPEALS
4/3/2017

BZU 2017-07 (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------------|--------------------|-------------|
| ▣ Business Presentation BZU 2017-07 | 3/31/2017 | Cover Memo |



City of Greer, SC

Board of Zoning Appeals

BZU 2017-07

Section 5:3 R-20, R-15, R-12, R-10, and R-7.5 Residential Districts

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

Section 5:3.2 Uses Permitted by Special Exception

The following uses may be permitted by special exception by the Board of Zoning Appeals in accordance with provision in Article 7:

Church subject to Section 7:6

BZU 2017-07

Section 7:6 Churches

Churches are permitted upon review by the Board of Zoning Appeals in all residential districts subject to the following requirements:

7:6.1 Lot Area The minimum lot area shall be 40,000 square feet.

7:6.2 Setback Requirements All buildings shall be set back from the front, side, and rear property lines a minimum of 25 feet.

7:6.3 Off-Street Parking Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

BZU 2017-07



BZU 2017-07



BZU 2017-07



BZU 2017-07

The City has adopted a Special Exception provision for Churches in Residential Districts when they can meet specific requirements. This location cannot meet these requirements, including the following:

7:6.1 Lot Area : The minimum lot area shall be 40,000 square feet.

This lot is 11,325 square feet.

7:6.2 Setback Requirements: All buildings shall be set back from the front, side, and rear property lines a minimum of 25 feet.

The building is approximately 6 and 17 feet on each side of the structure from the adjoining property lines. It meets the front and rear requirements.

7:6.3 Off-Street Parking: Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

Churches require one space per four seats in the sanctuary. This would make this church limited to 24 seats as they are currently showing 6 spaces on site.

STAFF RECOMMENDATION: Denial*

*If the Board chooses to grant this Special Exception, the items above will be required to be noted as approvals as part of the review.



Greer

City of Greer, SC

Board of Zoning Appeals