



AGENDA
BOARD OF ZONING APPEALS
301 E. Poinsett Street, Greer, SC 29651
June 5, 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. ADVISORY MEETING

A. Approval of Minutes

II. PUBLIC HEARING

A. PUBLIC HEARING

III. OLD BUSINESS

IV. NEW BUSINESS

V. OTHER BUSINESS

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
6/5/2017

Approval of Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ Minutes of 5-1-17	6/1/2017	Cover Memo



MINUTES
Board of Zoning Appeals
May 1, 2017

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

Member(s) Absent: Mr. Duncan, Ms. Lynn, Ms. Massey

Staff Present: Kelli McCormick, AICP, Planner
Brandon McMahan, Zoning Coordinator

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-A 2017-08	102 Park Avenue	Will Freeman
2) BZ-V 2017-09	805 Hammett Bridge Road	Bee Safe Suber Road LLC
3) BZ-V 2017-10	2980 Green Road/Cailber Ridge	Bluewater Civil Design LLC
4) BZ-U 2017-11	3312 Brushy Creek Road	Dewayne Wilson

C. Comments:

1) BZ-A 2017-08	102 Park Avenue	Will Freeman
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Ms. McCormick gave Public Hearing presentation for BZ-A 2017-08.

Chairperson Ringer recognized Will Freeman, applicant, Action of Zoning Official.

- Mr. Freeman addressed the BZA and gave a presentation about his case. He requested the Board grant leniency in paint colors for his Pelican SnoBalls business on Park Avenue.

2) BZ-V 2017-09

805 Hammett Bridge Road

Bee Safe Suber Road LLC

Ms. McCormick gave Public Hearing presentation for BZ-V 2017-09.

Chairman Ringer recognized Eric Johnson, applicant, who is requesting a variance for signage.

- Mr. Johnson addressed the Board requesting signage on the second level of the new Bee Safe Storage facility on Hammett Bridge Road. He described that the property is located below grade and for the signs to be visible from the intersection, raising them was necessary.

3) BZ-V 2017-10

2980 Green Road/Caliber Ridge

Bluewater Civil Design LLC

Ms. McCormick gave Public Hearing presentation for BZ-V 2017-10.

Chairman Ringer recognized Lynn Solesbee, who is requesting a Variance for Front Setback.

- Mr. Solesbee stated that the builder constructed the building over the setback line and a variance was needed to correct this oversight.

4) BZ-U 2017-11

3312 Brushy Creek Road

Dewayne Wilson

Ms. McCormick gave Public Hearing presentation for BZ-U 2017-11.

Chairman Ringer recognized David Hall who is requesting a Special Exception for Mini Warehouse.

- David stated this was very similar to the previous request and asked the board to grant the expansion.

II. BUSINESS MEETING

A. Minutes of April 3, 2017

ACTION – Dr. McAbee made a motion to accept the minutes of April 3, 2017, as read. The motion was seconded by Dr. Ragin.

The motion carried with a vote of 3-0. Mr. Henry abstained.

III. OLD BUSINESS

A. No old business.

IV. NEW BUSINESS

A. Recommendation of Application(s):

1) BZ-A 2017-08

102 Park Avenue

Will Freeman

ACTION – Dr. Ragin made a motion to deny the Action of Zoning Official. Dr. McAbee seconded the motion. The motion carried with a vote of 3-1. Mr. Henry voting approval.

2) BZ-V 2017-09

805 Hammett Bridge Road

Bee Safe Suber Road LLC

ACTION – Dr. McAbee made a motion to approve Variance BZ-V 2017-09. Mr. Henry seconded the motion. The motion carried with a vote of 4-0.

3) BZ-V 2017-10

2980 Green Road/Caliber Ridge

Bluewater Civil Design LLC

ACTION – Dr. McAbee made a motion to approve the Variance for the Front Setback. Mr. Henry seconded the motion. The motion carried with a vote of 4-0.

4) BZ-U 2017-11

3312 Brushy Creek Road

Dewayne Wilson

After a detailed discussion regarding the storage of flammable materials at the site, the Board determined they needed additional information.

ACTION – Dr. McAbee made a motion to Hold. Dr. McAbee seconded the motion. The motion carried with a vote of 4-0.

Chairman Ringer asked if there were further questions.

V. OTHER BUSINESS

VI. EXECUTIVE SESSION

A. No executive session.

VII. ADJOURN

A. Meeting adjourned at 6:40 p.m.



AGENDA
BOARD OF ZONING APPEALS
6/5/2017

PUBLIC HEARING

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing PowerPoint	6/1/2017	Cover Memo
☐ Application BZU 2017-11	6/1/2017	Cover Memo
☐ Application BZV 2017-12	6/1/2017	Cover Memo
☐ Application BZV 2017-13	6/1/2017	Cover Memo
☐ Application BZU 2017-14	6/1/2017	Cover Memo
☐ Letter BZV 2017-15	6/1/2017	Cover Memo
☐ Letter BZV-2017-16	6/1/2017	Cover Memo
☐ Letter BZV 2017-17	6/1/2017	Cover Memo
☐ SCDOT info regarding sidewalks	6/1/2017	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZU 2017-11

APPLICANT:	Dewayne Wilson
ADDRESS:	3312 Brushy Creek Road
PARCEL NUMBER:	G006000200110
USE SOUGHT:	Special Exception
REQUEST:	Mini Warehouses

BZU 2017-11

5:8.2 Uses Permitted by Special Exception

Mini-Warehouses subject to the following:

- A. Where sites abut residentially zoned properties, buildings adjacent to perimeter must face inward with their doors oriented to the interior of the site.
- B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.
- C. The facility shall not be utilized for the storage of flammable chemical substances.

BZU 2017-11



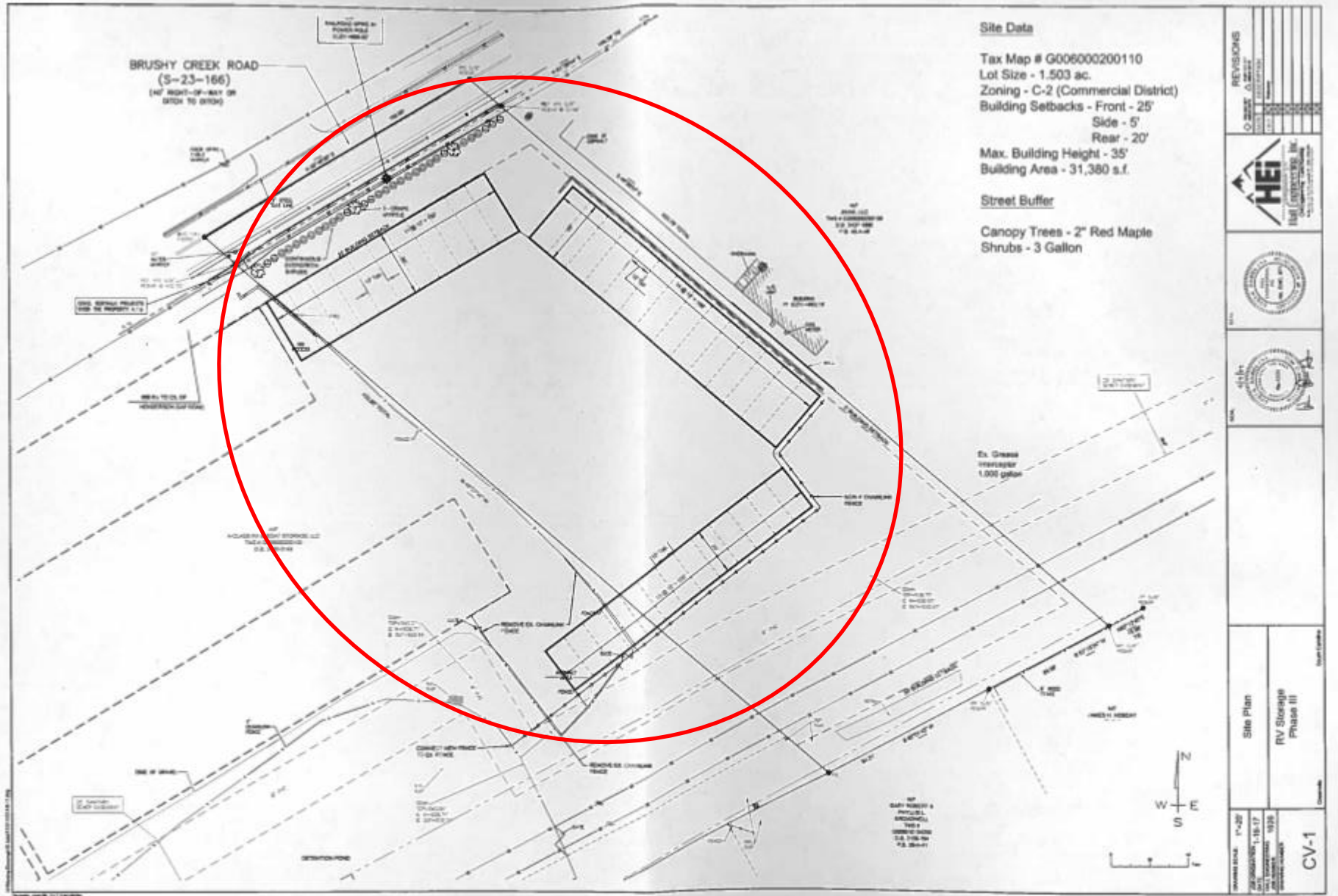
BZU 2017-11



BZU 2017-11



BZU 2017-11



BZU 2017-11

The City Zoning Ordinance requires mini-warehouses in C-2, Commercial, meet the following requirements:

Mini-Warehouses subject to the following:

- A. Where sites abut residentially zoned properties, buildings adjacent to perimeter must face inward with their doors oriented to the interior of the site.
- B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.
- C. The facility shall not be utilized for the storage of flammable chemical substances.

The application and site plan verify adherence with these requirements.

STAFF RECOMMENDATION: Approval



Greer

City of Greer, SC

Board of Zoning Appeals

BZU 2017-12

DOCKET NUMBER:	BZ-U-2017-12
APPLICANT:	Joy and Don Foster
ADDRESS:	Palmer Street
PARCEL ID NUMBER:	G002000306000 and G002000306100
USE SOUGHT:	Mini Warehouses/Self Storage
REQUEST:	Use by Special Exception

BZU 2017-12

5:8.2 Uses Permitted by Special Exception

Mini-Warehouses subject to the following:

- A. Where sites abut residentially zoned properties, buildings adjacent to perimeter must face inward with their doors oriented to the interior of the site.
- B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.
- C. The facility shall not be utilized for the storage of flammable chemical substances.

DOCKET NUMBER:

BZU 2017-12



BZU 2017-12



BZU 2017-12



BZU 2017-12

The City Zoning Ordinance requires mini-warehouses in C-2, Commercial, meet the following requirements:

Mini-Warehouses subject to the following:

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- B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.
- C. The facility shall not be utilized for the storage of flammable chemical substances.

The application verifies adherence with these requirements.

STAFF RECOMMENDATION: Approval



Greer

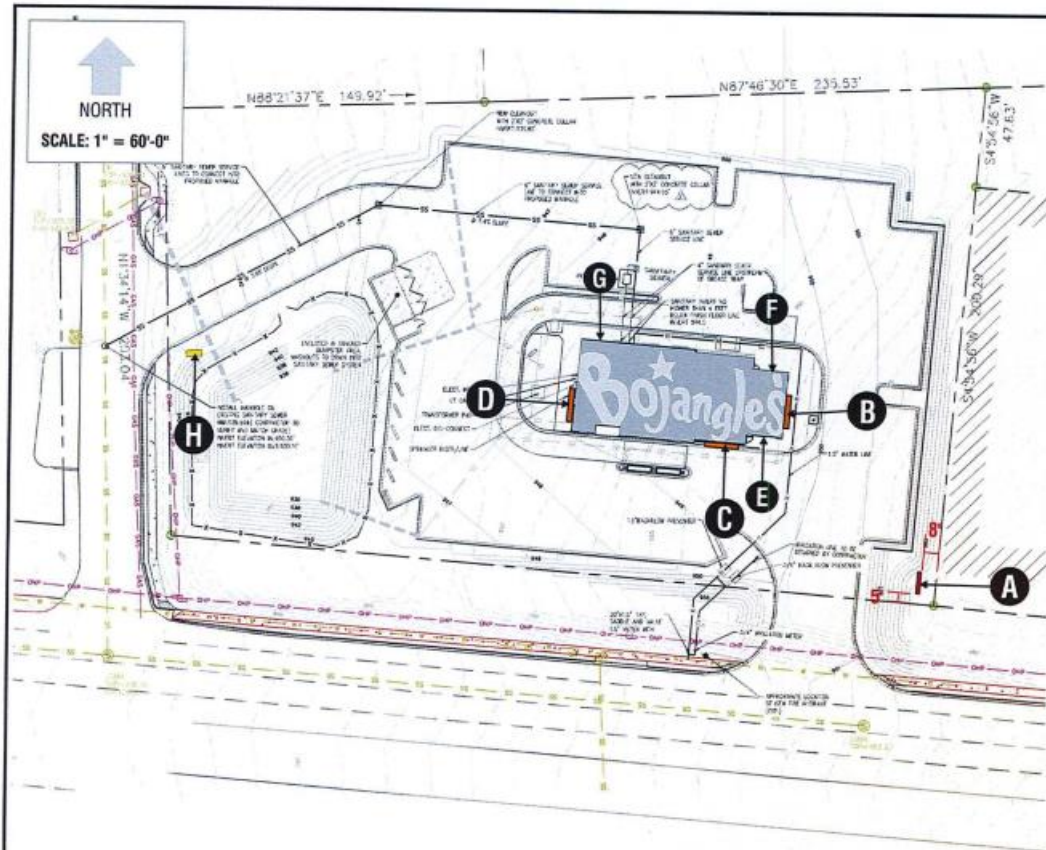
City of Greer, SC

Board of Zoning Appeals

BZV 2017-13

DOCKET NUMBER:	BZ-V-2017-13
APPLICANT:	Atlas Sign Industries
ADDRESS:	112 W. Wade Hampton Boulevard
PARCEL ID NUMBER:	G018000401114
USE SOUGHT:	Variance
REQUEST:	Signage

BZV 2017-13



Breakfast Served All Day

4 LINES OF
8" TALL
CHANGEABLE
COPY



A D/F Pylon Sign

Bojangles'

B LL-48 Channel Letters

Bojangles'

C LL-60 Channel Letters

Bojangles'

D LL-48 Channel Letters

Famous
**CHICKEN 'N
BISCUITS**

E F Famous FCO's

Made from scratch
***SINCE*
1977**

G Scratch made FCO's



H 3' Directional



NATIONAL HEADQUARTERS
1077 West Blue Heron Blvd., West Palm Beach, FLA 33404
Phone: (888) 883-4558 / (800) 770-7532 Fax: (561) 983-4284

NORTHEAST DIVISION
787 Commerce Dr., Concord, NC 28025
Phone: (704) 788-2723 / (800) 770-7532 Fax: (704) 788-3843

www.atlassignindustries.us

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Drawing No.	71190
Sheet No.	10
Date	4 / 18 / 2017
Path	Food & Bev / Bojangles / SC / Greer
PM	Dawn Sutherland
Drawn By	J. Seeger
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	



Approved by:

Date:

- ☐ APPROVED AS SHOWN
- ☐ APPROVED AS NOTED
- ☐ CORRECT & RESUBMIT

Bo

112 West Wade Hampton Blvd - GREER, SC

Site Map

BZV 2017-13



Bo 112 West Wade Hampton Blvd - GREER, SC

Elevations



NATIONAL HEADQUARTERS
1077 West Blue Heron Blvd., West Palm Beach, FL 33411
Phone: (561) 863-4653 / (888) 773-7322 Fax: (561) 863-4284

NORTHEAST DIVISION
707 Commerce Dr., Concord, NC 28825
Phone: (704) 789-3732 / (800) 773-7322 Fax: (704) 789-3843

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Drawing No.	71198
Sheet No.	2
Date	4 / 18 / 2017
Path	Food & Bev / Bojangles / SC / Greer
PM	Dawn Sutherland
Drawn By	J. Seeger
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	



Approved by: _____
Date: _____

- ☐ APPROVED AS SHOWN
- ☐ APPROVED AS NOTED
- ☐ CORRECT & RESUBMIT

BZV 2017-13



Scale 1/4" = 1'-0"

Flat Cut Out Letters

(1) One set of FCO aluminum letters. Letters are flat cut out 1/4" thick aluminum. Letters are painted and flush mounted to fascia.

COLOR SCHEDULE

To Match Benjamin Moore Chocolate Truffle 2098-20



Right Elevation



NATIONAL HEADQUARTERS
1077 West Blue Heron Blvd., West Palm Beach, FL 33414
Phone: (561) 863-4839 / (800) 772-7332 Fax: (561) 863-4294

NORTHEAST DIVISION
707 Commerce Dr., Concord, NC 28025
Phone: (704) 789-2723 / (800) 772-7332 Fax: (704) 789-3845

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Drawing No.	71190
Sheet No.	8
Date	4 / 18 / 2017
Path	Food & Bev / Bojangles / SC / Greer
PM	Dawn Sutherland
Drawn By	J. Seeger
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	



Approved by:

Date:

- ☐ APPROVED AS SHOWN
- ☐ APPROVED AS NOTED
- ☐ CORRECT & RESUBMIT



112 West Wade Hampton Blvd - GREER, SC

Wall Graphics

BZV 2017-13



East - Left Elevation: 1/8" = 1'-0" | 95.87 Sq Ft



South - Rear Elevation: 1/8" = 1'-0"



112 West Wade Hampton Blvd - GREER, SC

Elevations



NATIONAL HEADQUARTERS
1371 West Bay View Blvd., West Palm Beach, FL 33411
Phone: (561) 863-4600 | (800) 772-7332 Fax: (561) 863-4294

NORTHEAST DIVISION
707 Commerce Dr., Concord, NC 28025
Phone: (704) 789-1233 | (800) 775-7933 Fax: (704) 789-3840

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Drawing No.	71190
Sheet No.	3
Date	4 / 18 / 2017
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PM	Dawn Sutherland
Drawn By	J. Seeger
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	

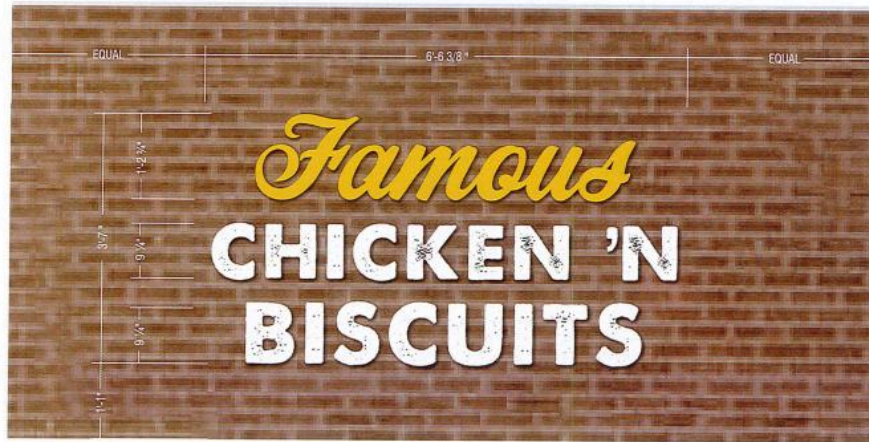


Approved by:

Date:

- ☐ APPROVED AS SHOWN
- ☐ APPROVED AS NOTED
- ☐ CORRECT & RESUBMIT

BZV 2017-13



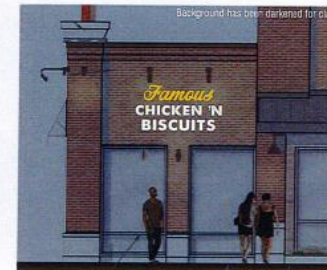
Scale $\frac{3}{4}'' = 1'-0''$

Flat Cut Out Letters

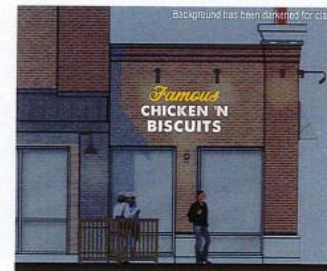
(2) Two sets of FCO aluminum letters. Letters are flat cut out $\frac{1}{4}''$ thick aluminum. Letters are painted and flush mounted to fascia.

COLOR SCHEDULE

- To Match Benjamin Moore Viking Yellow 321
- To Match Benjamin Moore Mountain Peak White (2148-70)



Right Elevation



Left Elevation



NATIONAL HEADQUARTERS
1077 West Blue Heron Blvd., West Palm Beach, FLA 33414
Phone: (561) 863-4658 / (800) 770-7902 Fax: (561) 863-4234

NORTHEAST DIVISION
187 Carvers Dr., Concord, NC 28025
Phone: (704) 768-3753 / (800) 770-7902 Fax: (704) 768-3943

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Drawing No.	71190
Sheet No.	7
Date	4 / 18 / 2017
Path	Food & Bev / Bojangles / BCI / Greer
PM	Dawn Sutherland
Drawn By	J. Seeger
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	



Approved by:

Date:

- ☐ APPROVED AS SHOWN
- ☐ APPROVED AS NOTED
- ☐ CORRECT & RESUBMIT



112 West Wade Hampton Blvd - GREER, SC

Wall Graphics

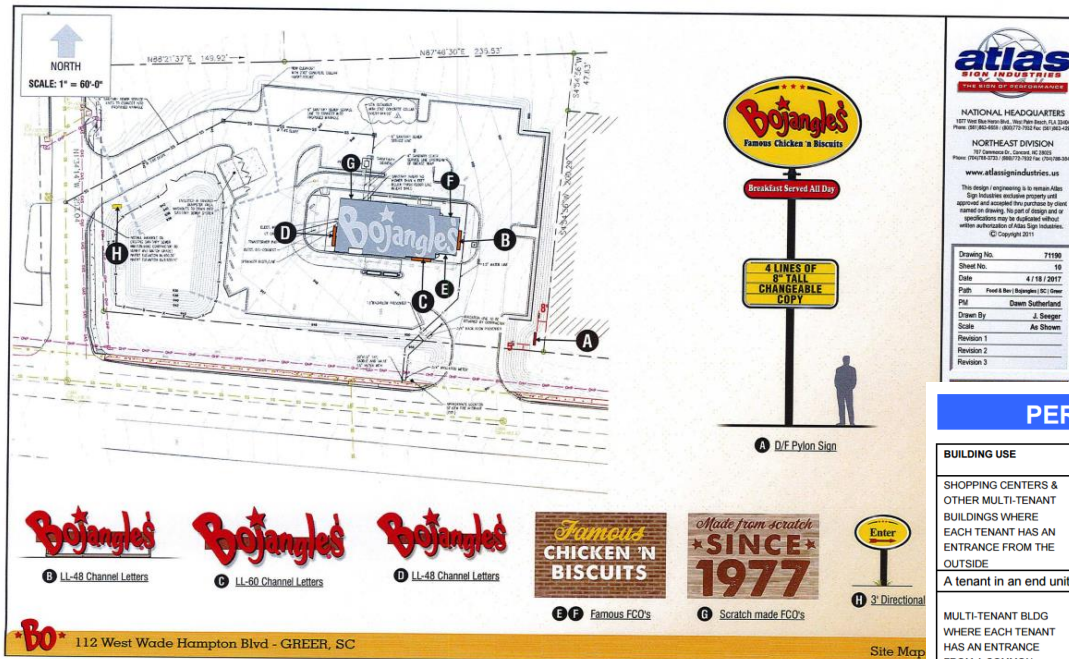
DOCKET NUMBER:

BZV 2017-13



BZU 2017-12

The City Zoning Ordinance allows one sign per building side and not more than 3 total:



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 FACADE	LIGHTING
SHOPPING CENTERS & OTHER MULTI-TENANT BUILDINGS WHERE EACH TENANT HAS AN ENTRANCE FROM THE OUTSIDE	<1,500 S.F. >1,500 S.F.	32 S.F. OR 10% OF GROUND FLOOR AFSF, WHICHEVER IS GREATER 150 S.F. OR 7.5% OF GROUND FLOOR AFSF, WHICHEVER IS GREATER, NOT EXCEED 300 S.F.	1 UP TO 3 WITH 1 SIGN MIN. OF 50% ALLOWABLE S.F.	ON THE GROUND FLOOR FACADE AT LEAST 2 FT FROM THE EDGE	INTERNAL UP TO 100% SPOT GENERAL
A tenant in an end unit is allowed a sign on the side of the building, not exceed the size of sign allowed on façade used to calculate AFSF					
MULTI-TENANT BLDG WHERE EACH TENANT HAS AN ENTRANCE FROM A COMMON INTERIOR SPACE & HOTELS, 3 STORIES OR LOWER	N/A	32 SF OR 10% OF GROUND FLOOR AFSF, NOT TO EXCEED 300 SF	1 OR 1 PER SIDE OF BUILDING	ON THE GROUND FLOOR FACADE AT LEAST 2 FT FROM THE EDGE	INTERNAL UP TO 100% SPOT GENERAL
MULTI-TENANT BLDG WHERE EACH TENANT HAS AN ENTRANCE FROM A COMMON INTERIOR SPACE, AND HOTELS 4 STORIES OR HIGHER	N/A	32 SF OR 10% OF GROUND FLOOR AFSF, NOT TO EXCEED 300 SF AND 10% OF 1ST FLOOR	1 OR 1 PER SIDE OF BUILDING 1 PER SIDE OF BUILDING	ON THE GROUND FLOOR FACADE AT LEAST 2 FT FROM THE EDGE OF TENANT ON 2ND FLOOR FACADE	INTERNAL UP TO 100% SPOT GENERAL
NON-RESIDENTIAL SINGLE TENANT BUILDING	<1,500 SF >1,500 SF	32 SF OR 10% OF GROUND FLOOR AFSF 150 SF OR 7.5% OF GROUND FLOOR AFSF, NOT TO EXCEED 300 SF	1 PER BUILDING SIDE, NOT MORE THAN 3 TOTAL	ON GROUND FLOOR FACADE	INTERNAL UP TO 100% SPOT GENERAL
SERVICE/DELIVERY ENTRANCE	N/A	MAXIMUM OF 4 SF	1 PER ENTRANCE	ABOVE, BESIDE OR ON THE DOOR OF ENTRANCE	GENERAL
PROJECTING SIGNS	N/A	5% OF GROUND FLOOR AFSF	1	ON GROUND FLOOR FACADE	SPOT GENERAL
HOME OCCUPATION	N/A	2 SQUARE FEET	1	ON FACADE OF BUILDING OF WHICH HOME OCCUPATION OCCURS	GENERAL

Bojangles is requesting 6 total building signs, three “Bojangles” signs and three additional Nostalgic signs as this is their 40th Anniversary location.

STAFF RECOMMENDATION: Approval



Greer

City of Greer, SC

Board of Zoning Appeals

BZU 2017-14, BZV 2017-15, 16, 17

DOCKET NUMBER:

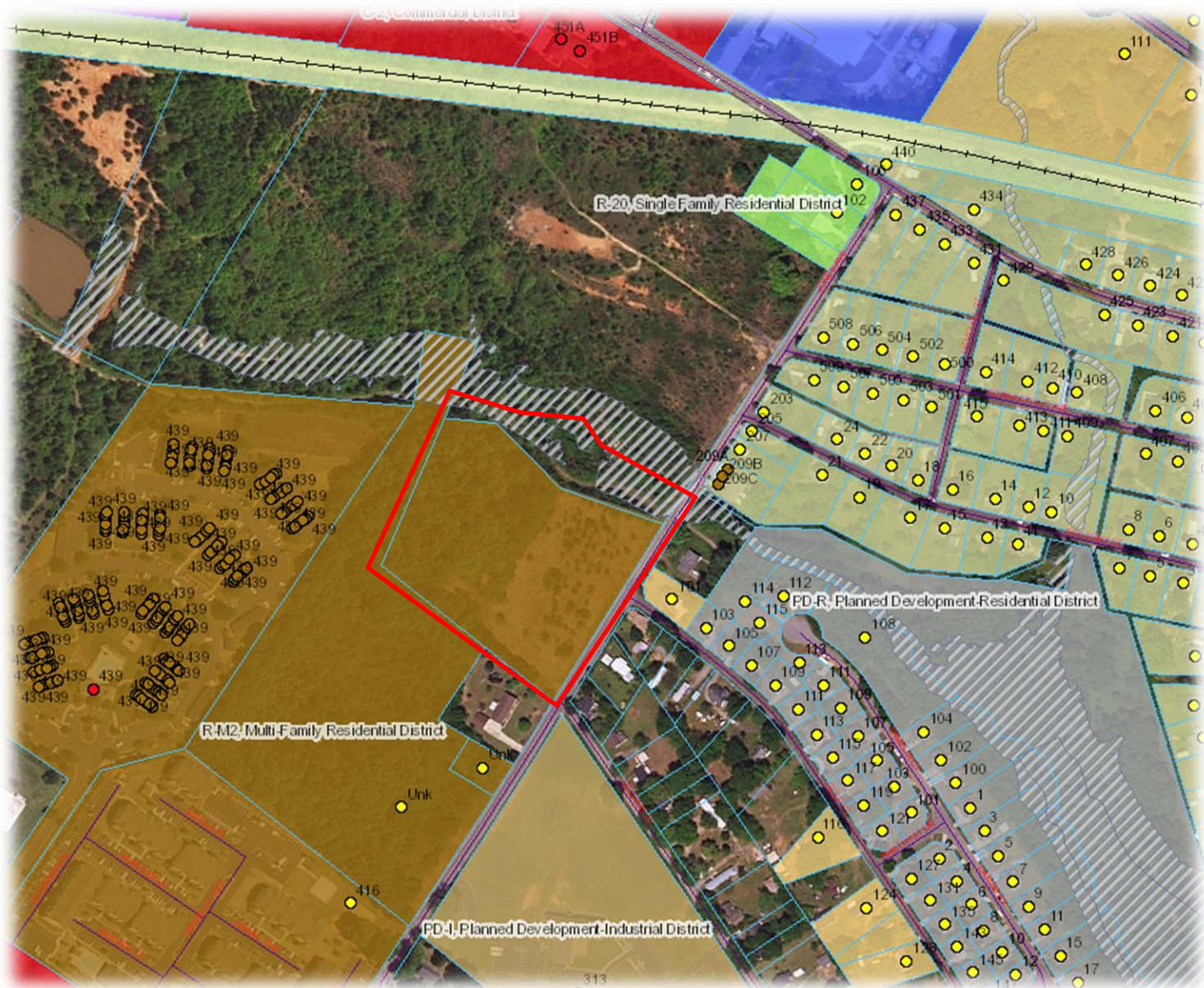
BZU 2017-14, BZV 2017-15, 16, 17

APPLICANT:	Indu Vakharia/CCAD Engineering
ADDRESS:	Jones Avenue
PARCEL ID NUMBER:	G006000101001 and G00600010100 (portion)
USE SOUGHT:	Use by SE and Variance
REQUEST:	Group Residential, Street Lights, Internal Sidewalks, External Sidewalks

BZU 2017-14, BZV 2017-15, 16, 17



BZU 2017-14, BZV 2017-15, 16, 17



[illegible]

BZU 2017-14

Section 5:5 R-M1 and R-M2, Multifamily Residential Districts

5:5.2 Uses Permitted by Special Exception

The following uses may be permitted on review by the Zoning Board of Appeals in accordance with the provisions in Article 7.

Cemetery
Church subject to Section 7:6
Child care center
Fire station
Golf course including a clubhouse and other improvements
Group Residential
Mobile Home Parks
Public park and/or playground
Private recreation area
School
Transportation and utility easement and rights-of-way

5:5.4 Dimensional Requirements

5:5.4-1 Minimum Area Requirements

	R-M1	R-M2
Single-family dwelling	9,000 sq. ft.	7,500 sq. ft.
Two-family dwelling	12,000 sq. ft.	10,000 sq. ft.
Three-family dwelling	15,000 sq. ft.	12,500 sq. ft.
Four-family dwelling	18,000 sq. ft.	15,000 sq. ft.
Group Residential Development	2 acres	2 acres

Density Requirements for Group Residential Development

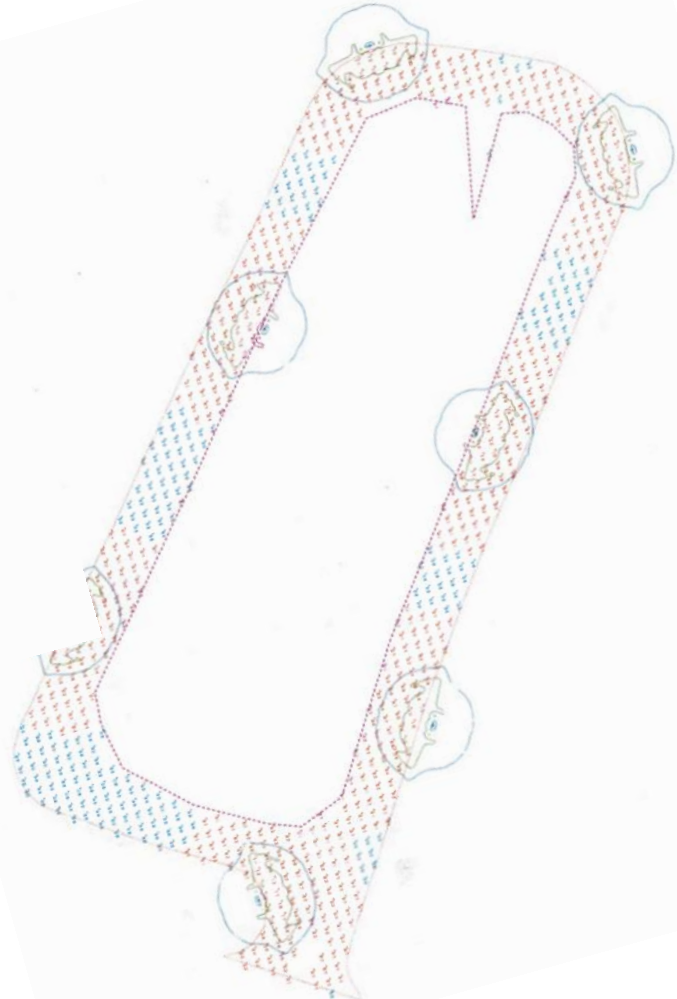
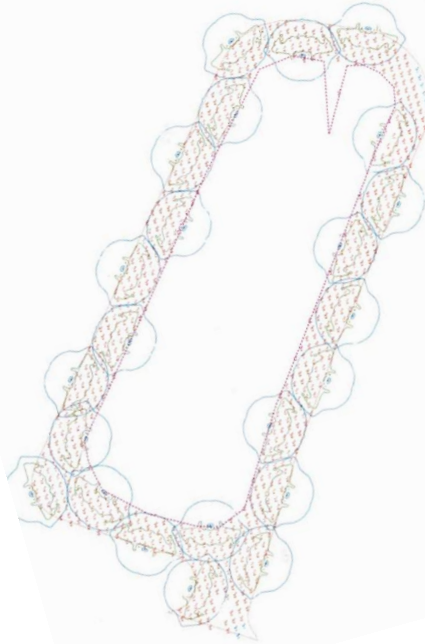
First Unit	9,000 sq. ft.	7,500 sq. ft.
All Other Units	3,000 sq. ft.	2,500 sq. ft.

STAFF RECOMMENDATION: Approval

BZV 2017-15

7:8.6 Street Lights

One street light shall be provided for every 100 feet of drive or road within the group residential development.



STAFF RECOMMENDATION: Denial

BZV 2017-16

11.3 Sidewalks

Four-foot-wide sidewalks on one side of the street are required on all residential streets and to extend along any public road frontage as to SCDOT specifications from property line to property line except as follows:

STAFF RECOMMENDATION: Denial

BZV 2017-17

11.3 Sidewalks

Four-foot-wide sidewalks on one side of the street are required on all residential streets and to extend along any public road frontage as to SCDOT specifications from property line to property line except as follows:

STAFF RECOMMENDATION: Denial



Greer

City of Greer, SC

Board of Zoning Appeals



NOTICE OF APPEAL
BOARD OF ZONING APPEALS

BZU

Date Filed: Apr 2017 Case Number: 2017-17

INSTRUCTIONS

This form must be completed for a request on an appeal from action of a zoning official, application for a variance, or application for special exception. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: [indicate one]

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

APPLICANT(S): [print] <u>DWAYNE WILSON</u>	
Address: <u>1140 WOODRUFF ROAD, SUITE 106, GREENVILLE SC 29607</u>	
Telephone: (work) <u>864-912-0174</u>	(home) _____ (email) <u>dwilsend@aol.com</u>
OWNER(S) [if other than Applicant]: _____	
Address: _____	
Telephone: _____	
PROPERTY ADDRESS: <u>3312 BRUSHY CREEK ROAD, GREENVILLE, SC 29650</u>	
Tax Map Number: <u>G006000200110</u>	Plat Book: <u>1064</u> Page: <u>22</u>
Zoning District: <u>C-2</u>	Lot Dimensions: <u>161 LF X 433 LF</u>

DESIGNATION OF AGENT [if Owner is not Applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____

Owner signature(s)

I (we) certify that the information in this application and the attached forms is correct.

Date: 4/7/17

Dwayne Wilson
Applicant signature(s)



**SPECIAL EXCEPTION-FORM 3
BOARD OF ZONING APPEALS**

Date Filed: _____ Case Number: _____

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: MINI-WAREHOUSES

which is a permitted special exception under the district regulation in Section(s) 5:2 of the Zoning Ordinance.

2. Applicant will meet the standards in Section(s) 5:2 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:
- A. ALL DOORS WILL OPEN INWARD.
 - B. NO MANUFACTURING OR COMMERCIAL SALES.
 - C. NO STORAGE OF FLAMMABLE CHEMICAL SUBSTANCES.
3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: PROVIDE 6' FENCE AND SUBSEQUENT FORAGE ALONG REAR LOT LINE WHICH IS ADJACENT TO RESIDENTIAL.
4. The following documents are submitted in support of this application: C-1, S-1, AND CV-1 (SITE PLAN) [A plot plan must be submitted.]

Date: 4/7/17

Dwayne Wilson
Applicant signature



NOTICE OF APPEAL
BOARD OF ZONING APPEALS

Date Filed: 4-28-17 Case Number: BZU-2017-12

INSTRUCTIONS

This form must be completed for a request on an appeal from action of a zoning official, application for a variance, or application for special exception. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: [indicate one]

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

APPLICANT(S): [print] <u>JOY + DON FOSTER</u>			
Address: <u>721 S. MAIN ST GREER</u>			
Telephone: (work) <u>879-3117</u> (home) <u>879-3117</u> (email) <u>ALLSTARSTORAGE.SCA</u>			
OWNER(S) [if other than Applicant]: <u>HERWILL LLC DBA ALL STAR STORAGE</u>			
Address: <u>SAME</u>			
Telephone: <u>SAME</u>			
PROPERTY ADDRESS: <u>PALMEA STREET</u>			
Tax Map Number: <u>3002000306000</u>		Plat Book: <u>33</u>	Page: <u>285</u>
Zoning District: <u>4</u>		Lot Dimensions: <u>65-148-59-145</u>	
		<u>6100</u> <u>95-153-60-148</u>	

DESIGNATION OF AGENT [if Owner is not Applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____

Owner signature(s)

I (we) certify that the information in this application and the attached forms is correct.

Date: 4/27/17

Applicant signature(s)



**SPECIAL EXCEPTION-FORM 3
BOARD OF ZONING APPEALS**

Date Filed: 4-28-17 Case Number: BZU-2017-12

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: SELF
STORAGE CENTER
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:
ALL STORAGE BUILDINGS, WHEN EVER
BUILT, WILL BE TO CODE.
3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: WILL MEET THE
REQUIREMENTS OF C2.
4. The following documents are submitted in support of this application: _____
CURRENT SURVEY [A plot plan must be submitted.]

Date: 4/27/17


Applicant signature



**NOTICE OF APPEAL
BOARD OF ZONING APPEALS**

Date Filed: May 5, 2017 Case Number: B-2V-2017-13

INSTRUCTIONS

This form must be completed for a request on an appeal from action of a zoning official, application for a variance, or application for special exception. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: [indicate one]

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

APPLICANT(S): [print] ATLAS SIGN INDUSTRIES
Address: 1077 W. BLUE HERON BLVD, WEST PALM BEACH, FL 33404
Telephone: (work) 561-863-6659 (home) _____ (email) dawn.s@atlassignindustries.us
OWNER(S) [if other than Applicant]: Carroll H "Pete" Roe, JR. Roebo, LLC
Address: 1052 N Church St. Greenville, SC 29601
Telephone: 864-349-2601
PROPERTY ADDRESS: 112 W. Wade Hampton Blvd, Greer SC
Tax Map Number: _____ Plat Book: 2391 Page: 1592
Zoning District: C-3 Lot Dimensions: 225'x428'x274'x397'

DESIGNATION OF AGENT [if Owner is not Applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 5-3-17

Carroll H. Roe, Jr.
Owner signature(s)

I (we) certify that the information in this application and the attached forms is correct.

Date: 5.3.17

[Signature]
Applicant signature(s)



VARIANCE-FORM 2
BOARD OF ZONING APPEALS

Date Filed: May 5, 2017 Case Number: B2V-2017-13

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provisions of the Zoning Ordinance in Section(s): Facade sign table M, page 44 of 66 of the sign ordinance (250)
so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Restaurant with more than one "sign" per wall
The wording isn't branding, only an enhancement to convey history and products.
for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.
2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: This is the new Bojangle's 40th Anniversary building.
 - b. These conditions do not generally apply to other property in the vicinity as shown by: This is a brand new prototype that Bojangle's wishes to build in the Greer market.
 - 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 as follows: The building will look bare without these enhancements and will not achieve the nostalgic look intended.
 - d. The authorization of the 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 for the following reasons: it will provide the 40th Anniversary building with its intended nostalgic feel and character.
3. The following documents are submitted in support of this application: Formal Drawings, site plans and lot dimensions [A plot plan must be submitted.]

Date: 5-3-17


Applicant signature



**NOTICE OF APPEAL
BOARD OF ZONING APPEALS**

Date Filed: _____ **Case Number:** BZU-2017-14

INSTRUCTIONS

This form must be completed for a request on an **appeal** from action of a zoning official, application for a **variance**, or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: [indicate one]

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

APPLICANT(S): [print] <u>Indu Vakhana (MEMBER)</u>		
Address: <u>109-B Regency Commons Drive, Greer, SC 29650</u>		
Telephone: (work) <u>864-801-1551</u>	(home) _____	(email) <u>indu@unique-builder.net</u>
OWNER(S) [if other than Applicant]: <u>Townes at Jones Avenue Partners</u>		
Address: <u>109-B Regency Commons Drive Greer, SC 29650</u>		
Telephone: <u>864-801-1551</u>		
PROPERTY ADDRESS: <u>Jones Ave</u>		
Tax Map Number: <u>6006001000 & PART OF 7</u>	Plat Book: <u>1098</u>	Page: <u>52</u>
Zoning District: <u>R-MZ</u>	Lot Dimensions: <u>56'0" X 56'5"</u>	<u>↳ 6006001000</u>

DESIGNATION OF AGENT [if Owner is not Applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____ **Owner signature(s)** _____

I (we) certify that the information in this application and the attached forms is correct.

Date: 5/9/2017 **Applicant signature(s)** Indu Vakhana



**SPECIAL EXCEPTION-FORM 3
BOARD OF ZONING APPEALS**

Date Filed: _____ Case Number: _____

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: Group Residential Development
which is a permitted special exception under the district regulation in Section(s) 7:8 of the Zoning Ordinance.

2. Applicant will meet the standards in Section(s) 7:8 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: _____

4. The following documents are submitted in support of this application: _____

Plot Plan [A plot plan must be submitted.]

Date: 5/9/2017

Indu Vakhrain
Applicant signature



To: City of Greer
Building & Development Standards
301 E. Poinsett Street
Greer, SC 29651

From: Daniel Chewning
Date: May 5, 2017
Subject: Jones Creek Gardens
TMS#: G006000101001 & G006000101000

Attn: Kelli McCormick

Re: Lighting Variance for Jones Creek Gardens

Kelli,

Please allow this letter to serve as a request for variance of the ordinance set forth in the City of Greer Zoning Ordinance, Group Residential Development, Section 7:8.6 – “One street light shall be provided for every 100 feet of drive or road within the group residential development.”

For the Jones Creek Gardens subdivision development, each home constructed will be providing individual lighting for its own lot. Therefore, it is the intent of the developer to decrease the amount of streetscape lighting so as to foster a more natural living environment within the development by not having excessive lighting. Also, the developer desires to mimic the surrounding Jones Avenue community, which does not have excessive street lighting (every 100 feet) (ie. Golf Street, Inglesby Street).

Attached to this letter are two photometric layouts provided by Greer Commission of Public Works (CPW): one with a street light every 100 feet (23 total lights), and a layout that would provide sufficient lighting for the development (7 total lights).

Also with this letter is a \$100 check for the variance request.

Feel free to call (864) 250-9999 if you have any questions, or if you need any additional information.

Thank you,

A handwritten signature in blue ink, appearing to read 'Daniel C. Pellicano', is written over the 'Thank you,' text.

Daniel C. Pellicano, PE



To: City of Greer
Building & Development Standards
301 E. Poinsett Street
Greer, SC 29651

From: Daniel Chewning
Date: May 5, 2017
Subject: Jones Creek Gardens
TMS#: G006000101001 & G006000101000

Attn: Kelli McCormick

Re: Internal Sidewalk Variance for Jones Creek Gardens

Kelli,

Please allow this letter to serve as a request for variance of the ordinance set forth in the City of Greer Land Development Regulations requiring sidewalks along public streets.

The proposed driveway will be private. Due to site constraints only enough room for parking spaces (20 feet) is available between the front of the buildings and the back of curb. Steep grades, detention facility and floodplain are limiting factors. Additionally, grades from east to west would require the sidewalks to be in the 8% slope range.

Also with this letter is a \$100 check for the variance request.

Feel free to call (864) 250-9999 if you have any questions, or if you need any additional information.

Thank you,

A handwritten signature in blue ink, appearing to read 'Daniel C. Pellicano', is written over a blue circular stamp.

Daniel C. Pellicano, PE



To: City of Greer
Building & Development Standards
301 E. Poinsett Street
Greer, SC 29651

From: Daniel Chewning
Date: May 5, 2017
Subject: Jones Creek Gardens
TMS#: G006000101001 & G006000101000

Attn: Kelli McCormick

Re: Sidewalk Variance (within SCDOT Right-of-Way) for Jones Creek Gardens

Kelli,

Please allow this letter to serve as a request for variance of the ordinance enforced for Jones Creek Gardens. This ordinance states that sidewalks "...are to extend along public road frontage as to SCDOT specifications from property line to property line..."

Existing conditions along the North side of Jones Ave. (S-23-883) have a valley gutter along a portion of the road frontage. According to SCDOT that would require an at grade sidewalk which needs to be setback 8 feet from the edge of the travel way (note that the average distance between edge of travel way and right-of-way is 8.9 feet). Additionally, there are multiple utility poles and telephone riser within this area, and the existing topography has an embankment of 4 to 8 feet.

We have contacted SCDOT and they have told us they will not allow sidewalks within SCDOT right-of-way. Attached to this letter is email correspondence with SCDOT District Permit Engineer, Mike Holden. It is clear in this correspondence that SCDOT will not allow sidewalks along the frontage (within their right-of-way) offset, spacing, and sidewalk width issues.

Also with this letter is a \$100 check for the variance request.

Feel free to call (864) 250-9999 if you have any questions, or if you need any additional information.

Thank you,

A handwritten signature in blue ink, appearing to read 'Daniel C. Pellicano', with a long horizontal line extending to the right.

Daniel C. Pellicano, PE

Daniel Chewning

From: Holden, Michael C <HoldenMC@scdot.org>
Sent: Thursday, April 20, 2017 4:21 PM
To: Jamie McCutchen; Daniel Chewning; Linder, Brian K.; Cisson, Jason S.; Dan Pellicano
Subject: RE: Jones Creek Gardens (Jones Avenue) - Sidewalks in DOT R/W

Jamie,

Your plans show the sidewalk so I assumed you were planning on installing them. If that's not the case then you should revise your plans accordingly. That's really irrelevant to us. Bottom line is in this particular case on Jones Ave., we would require an 8 ft offset from the edge of travelway and there's not enough room or right of way to get the sidewalks in. If sidewalks are installed on this road, they would have to go behind the utility poles, off right of way. So, our answer to sidewalks on Jones Ave in DOT right of way is no, we won't allow it.

Thank You,

Michael C. Holden, PE

SCDOT District Permit Engineer

Office:(864)239-6036

Mobile:(864)979-4168

From: Jamie McCutchen [mailto:jamiem@ccadengineering.com]
Sent: Thursday, April 20, 2017 1:21 PM
To: Holden, Michael C; Daniel Chewning; Linder, Brian K.; Cisson, Jason S.; Dan Pellicano
Subject: RE: Jones Creek Gardens (Jones Avenue) - Sidewalks in DOT R/W

***** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. *****

Michael,

I am not sure as to the specific grades on the Mayfair Station site, but it is not feasible to grade to install sidewalks in this manner on our site. There is a limited shoulder, then ditch, then a substantial bank (4-8'). We are requesting a variance from the City on the sidewalk requirement and I understand SCDOT would not allow sidewalk to be placed in the SCDOT r/w along this property.

Please confirm my understanding of what SCDOT would allow is correct.

Thank you,



Jamie McCutchen, PE
CCAD Engineering
803 Roper Creek Drive

Greenville, SC 29615
[\(864\) 250-9999](tel:8642509999) Office
[\(864\) 918-3676](tel:8649183676) Cell
[\(864\) 286-3056](tel:8642863056) Fax
jamiem@ccadengineering.com

From: Holden, Michael C [<mailto:HoldenMC@scdot.org>]

Sent: Thursday, April 20, 2017 12:45 PM

To: Daniel Chewning <danielc@ccadengineering.com>; Linder, Brian K. <LinderBK@scdot.org>; Cisson, Jason S. <CissonJS@scdot.org>; Dan Pellicano <danp@ccadengineering.com>; Jamie McCutchen <jamiem@ccadengineering.com>

Subject: RE: Jones Creek Gardens (Jones Avenue) - Sidewalks in DOT R/W

We are currently reviewing the above permit application. The applicant shows sidewalk on the front of the property, off right of way. With this sidewalk in place we would not allow additional sidewalk to be added to the right of way running parallel with the subdivision sidewalk next to the roadway. We would require any adjacent property development to tie to the subdivision sidewalk to make a continuous sidewalk along Jones Ave. There appears to be valley gutter on portions of Jones Ave but in other sections there is no valley gutter. Because of this we would consider any sidewalk along Jones Ave to be at-grade sidewalk and for at-grade sidewalk we require an 8 ft offset from the edge of travelway. This is an AASHTO design requirement. This would certainly push any new sidewalk along Jones Ave behind the utility poles and off right of way.

Thank You,

Michael C. Holden, PE

SCDOT District Permit Engineer

Office:(864)239-6036

Mobile:(864)979-4168

From: Daniel Chewning [<mailto:danielc@ccadengineering.com>]

Sent: Wednesday, April 19, 2017 4:10 PM

To: Holden, Michael C; Linder, Brian K.; Cisson, Jason S.; Dan Pellicano; Jamie McCutchen

Subject: Jones Creek Gardens (Jones Avenue) - Sidewalks in DOT R/W

***** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. *****

Gentlemen,

The City of Greer has required sidewalks to be installed along Jones Avenue for the Jones Creek Gardens Subdivision.

We feel as though this requirement does not provide adequate right-of-way for that area, and we would like to see it waived.

What is DOT's statement regarding sidewalks along Jones Avenue?

Regards,

Daniel Chewning, E.I.T.

Staff Engineer



ENGINEERING

803 Roper Creek Drive

Greenville, SC 29615

864.908.3757 Office

864.907.3773 Cell