



**AGENDA**  
**BOARD OF ZONING APPEALS**  
**301 E. Poinsett Street, Greer, SC 29651**  
**July 10, 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.

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**I. ADVISORY MEETING**

- A. Call to Order
- B. Opening Remarks
- C. Minutes of 6-5-17

**II. PUBLIC HEARING**

- A. July BZA Cases

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

**V. EXECUTIVE SESSION**

**VI. ADJOURN**

**Category Number: I.**  
**Item Number: A.**



**AGENDA**  
**BOARD OF ZONING APPEALS**  
7/10/2017

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**Call to Order**

Category Number: I.  
Item Number: B.



**AGENDA**  
**BOARD OF ZONING APPEALS**  
7/10/2017

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Opening Remarks

Category Number: I.  
Item Number: C.



**AGENDA**  
**BOARD OF ZONING APPEALS**  
7/10/2017

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Minutes of 6-5-17

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Minutes of 6-5-17	7/3/2017	Exhibit



## **City of Greer Board of Zoning Appeals Minutes June 5, 2017**

**Members Present:** Allison Ringer, Chairman  
Kevin Duncan  
William Henry  
Lisa H. Lynn  
Glendora Massey  
Thomas McAbee  
Monica Y. Ragin

**Member(s) Absent:** Monica Y. Ragin

**Staff Present:** Kelli McCormick, AICP, Planner  
Brandon McMahan, Zoning Coordinator  
Brandy Blake, Administrative Assistant

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### **I. Public Hearing**

#### **a. Call to Order and Opening Remarks**

Chairperson Ringer called the Public Hearing to order at 5:30 p.m.

Kelli McCormick introduced Brandy Blake, Administrative Assistant to the Board.

#### **b. BZ-U 2017-11**

Ms. McCormick presented case BZ-U 2017-11 (see attached Staff Report).

Ms. McCormick advised the Board that she had spoken with the City Attorney and the Fire Marshall, Scott Keely, about the concerns of the Board regarding the storage of propane tanks on RV's from the May 1, 2017 meeting. She stated that Mr. Keely was ok with the storage of these items and would be inspecting the facility at a later time for permitting and business licenses.

Chairperson Ringer recognized David Hall, Engineer, to speak in favor of this case.

William Henry asked Mr. Hall if he could give an estimate of the maximum number of propane tanks that could be stored in the facility at one time. Mr. Hall advised the Board that his estimate would be approximately 19.

Mr. Henry asked Ms. McCormick what the basis for staff approval in this matter was. Ms. McCormick advised that the proposed plans meet the requirements of the ordinance.

There being no other citizens to speak on this case, Chairman Ringer asked if there was a motion to vote on case BZ-U 2017-11.

Kevin Duncan made a motion to vote on case BZ-U 2017-11, Use by Special Exception, to allow mini-warehouse in an area zoned C-2. Thomas McAbee seconded the motion. The motion carried with a vote of 4-2, Approved. Thomas McAbee and William Henry voting in opposition.

c. BZ-U 2017-12

Ms. McCormick presented case BZ-U 2017-12 (see attached Staff Report).

Chairman Ringer recognized Don Foster, applicant, to speak in favor of this case.

Mr. Henry asked Mr. Foster if RV's would be stored in this facility. Mr. Foster advised the Board that generally no. Mr. Foster advised that automobiles, boats, and work trailers were the main items stored in this facility.

Mr. McAbee asked if Mr. Foster could identify any risk of fire to the nearby residences presently or in the future. Mr. Foster advised the storage of flammable chemicals are not permitted to be stored in the facility.

Mr. Henry asked Mr. Foster is the gas in cars would be drained before storage. Mr. Foster advised the Board that generally they do request that the fuel in cars be drained to less than 1/8 or 1/16 of a tank to store in that facility.

There being no other citizens to speak Chairman Ringer asked if there was a motion to vote on Case BZ-U 2017-12.

Mr. McAbee made a motion to vote on case BZ-U 2017-12, Use by Special Exception, to allow mini-warehouse in an area zoned C-2. Ms. Lynn seconded the motion. The motion carried with a vote of 6-0, Approved.

d. BZ-V 2017-13

Ms. McCormick presented case BZ-V 2017-13 (see attached Staff Report).

Chairman Ringer recognized Dawn Southerland, Atlas Signs, to speak in favor of the Variance and give a presentation to the Board.

There being no other citizens to speak Chairman Ringer asked if there was a motion to vote on Case BZ-U 2017-13.

William Henry made motion to vote on case BZ-U 2017.13, Sign Variance for allowing 3 additional signs than the Ordinance allows per building. Kevin Duncan seconded the motion. The motion carried with a vote of 6-0, Approved.

e. BZ-U 2017-14

Ms. McCormick presented case BZ-U 2017-14 (see attached Staff Report).

Ms. McCormick advised the Board that cases BZ-U 2017-16 and BZ-U 2017-17, both directly related to this case, would fall under the purview of the Greer Planning Commission and would not be heard by the Board today.

Chairman Ringer recognized Kavita Borsum, daughter of applicant Indu Vakharia, to speak in favor of the Case and give a presentation.

William Henry made a motion to vote on case BZ-U 2017-14, Use by Special Exception to allow a Single Family Residential Development to go in an area zoned R-M1 and R-M2, Multifamily Residential Districts. Lisa H. Lynn seconded the motion. The motion carried with a vote of 6-0, Approved.

f. BZ-V 2017-15

Ms. McCormick presented case BZ-V 2017-15 (see attached Staff Report).

Chairman Ringer recognized Kavita Borsum, daughter of applicant Indu Vakharia, to speak in favor of the Case and give a presentation.

After a brief discussion of the Board, Ms. Borsum and Staff, Kevin Duncan made a motion to table case BZ-V 2017-15, Lighting Variance in Single Family Residential Developments, until the July 2017 meeting. Thomas McAbee seconded the motion. The motion carried with a vote of 6-0, Approved.

**II. Business Meeting**

**a. Approval of Minutes from May 1, 2017.**

William Henry made a motion to approve the minutes from May 1, 2017 as submitted. Thomas McAbee seconded the motion. The motion carried with a vote of 3-0. Glendora Massey, Kevin Duncan, and Lisa H. Lynn abstained from the vote.

**III. Old Business -None**

**IV. New Business – None**

**V. Executive Session – None**

**VI. Adjourn**

Meeting adjourned at 6:27 p.m.



**AGENDA**  
**BOARD OF ZONING APPEALS**  
**7/10/2017**

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**July BZA Cases**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ July Powerpoint	7/3/2017	Exhibit
▣ BZ-U 2017-18 Application	7/3/2017	Exhibit
▣ BZ-V 2017-19 Application	7/3/2017	Exhibit
▣ BZ-V 2017-20 Application	7/3/2017	Exhibit
▣ BZ-V 2017-21 Application	7/3/2017	Exhibit
▣ Greer Flooring Sign	7/3/2017	Exhibit
▣ BZ-V 2017-22, 23, 24 Application	7/3/2017	Exhibit





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*City of Greer, SC*

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*Board of Zoning Appeals*

# BZU 2017-18

APPLICANT:	Providence Baptist Church
ADDRESS:	215/217 Randall Street
PARCEL ID NUMBER:	G020000601800/1900
USE SOUGHT:	Special Exception
REQUEST:	Church in C-1

# BZU 2017-18

## **5:7.3 Uses Permitted by Special Exception**

Automobile tire sales, service, and storage

Bed and Breakfast

Church

Dwelling, multi-family

Liquor store

# BZU 2017-18





# BZU 2017-18





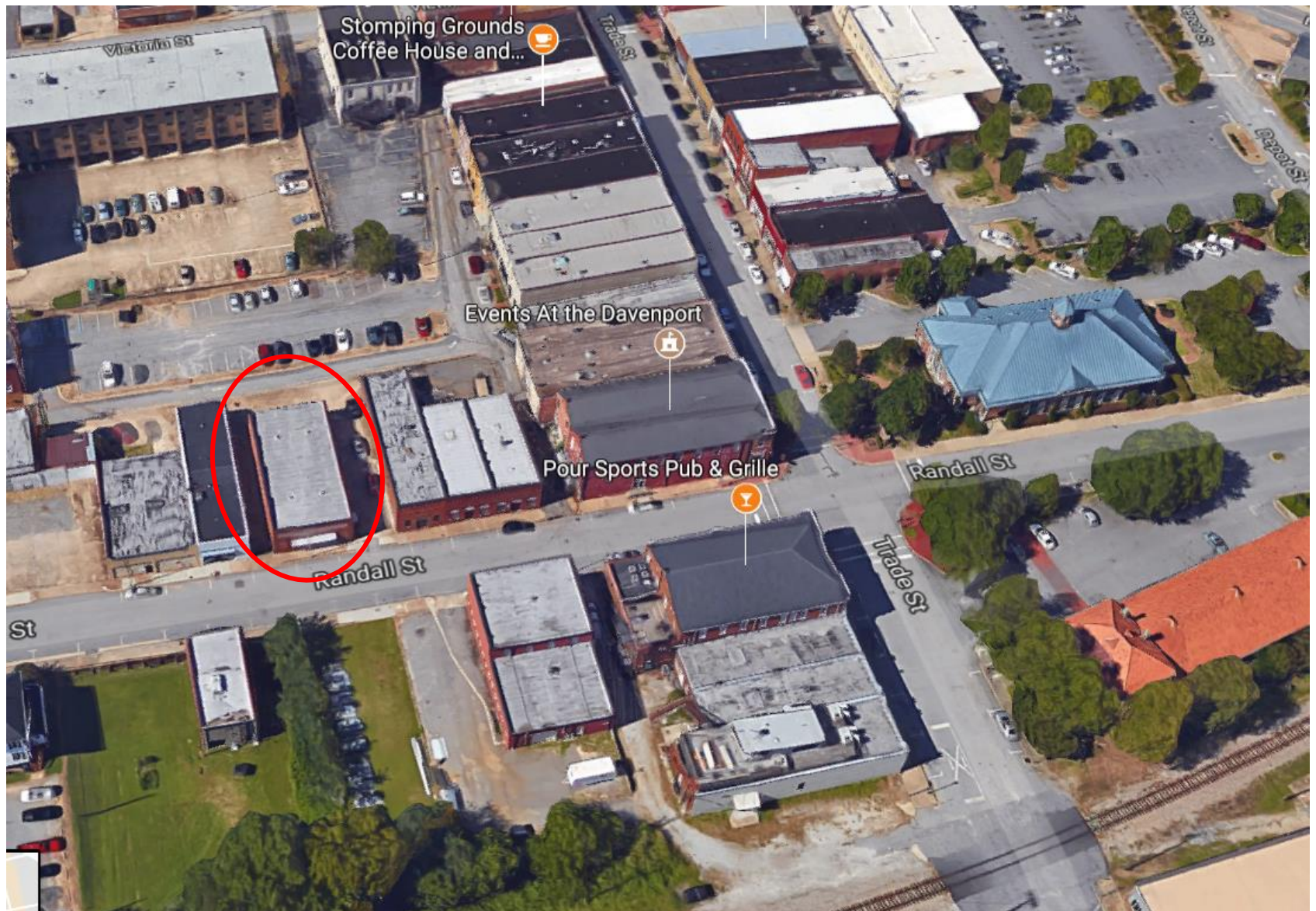
BZU 2017-18

Public Parking





# BZU 2017-18





# BZU 2017-18





# BZU 2017-18

## **Section 5:7 C-1, Central Business District**

The Central Business District is a concentration of commercial and related business uses located in the downtown area. The standards herein are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, commercial, financial, professional, service and compatible residential development (permitted upon review) which benefit from being located in close proximity to one another.

The C-1 zoning district encourages development in accordance with adopted and approved policy statements and promotes harmonious land uses and provides a more gradual and orderly transition between areas of business activity and the surrounding single-family residential areas.

### **5:7.3 Uses Permitted by Special Exception**

It is the purpose of these uses to provide the desirable and feasible residential development in conjunction with the concentration of commercial and related office development in the Central Business District. The nature of this residential development will require different parking and area requirements than those of the city's R-M zoning classification. Therefore, the Board of Zoning Appeals may permit a multi-family dwelling on review in accordance with the provisions in Section 5:5.2.

### **5:7.4-4 Off-Street Parking**

No off-street parking shall be required except as provided in Section 6:9.

**Staff Recommendation: Approval**



**Greer**

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***City of Greer, SC***

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***Board of Zoning Appeals***

# BZV 2017-19, 20, 21

APPLICANT:	St. Clair Signs/Greer Flooring
ADDRESS:	913 N. Main Street
PARCEL ID NUMBER:	G018000400102
USE SOUGHT:	Variances
REQUEST:	Signage

# BZV 2017-19, 20, 21

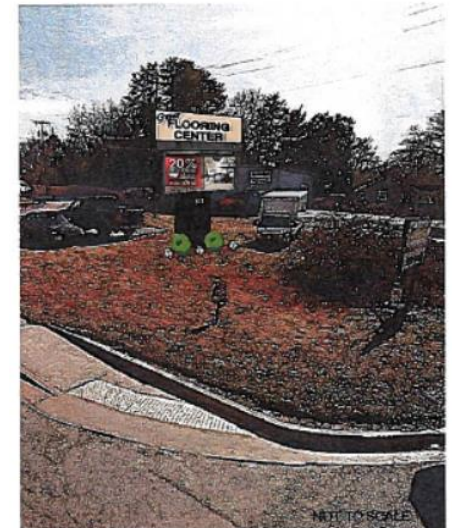
## PERMANENT FREESTANDING SIGN REGULATIONS

PROPERTY LOCATION	GROSS FLOOR AREA	MAX S.F./ SIGN FACE	MAX # OF SIGN FACES	MAX # OF SIGNS/PROP.	SPACING SIGNS SAME SITE	MAXIMUM HEIGHT	TYPES OF SIGNS	REQUIRED ARCH. FEATURES	LIGHTING
STREETS NOT LISTED WITH SPEED LIMITS 30-40 MPH	<20,000	50	4	2	MIN. 200 FT.	12 FT	MONUMENT	25-50%	INTERNAL UP TO 100% 8 FT OR HIGHER
	20K-60K	70	6	3		6 FT	POST	NONE	50% <8 FT
	>60,000	90	6	3					BACK, SPOT, GENERAL

**BZV 2017-19:** Sign is required to be a monument or post sign. This is a pylon.

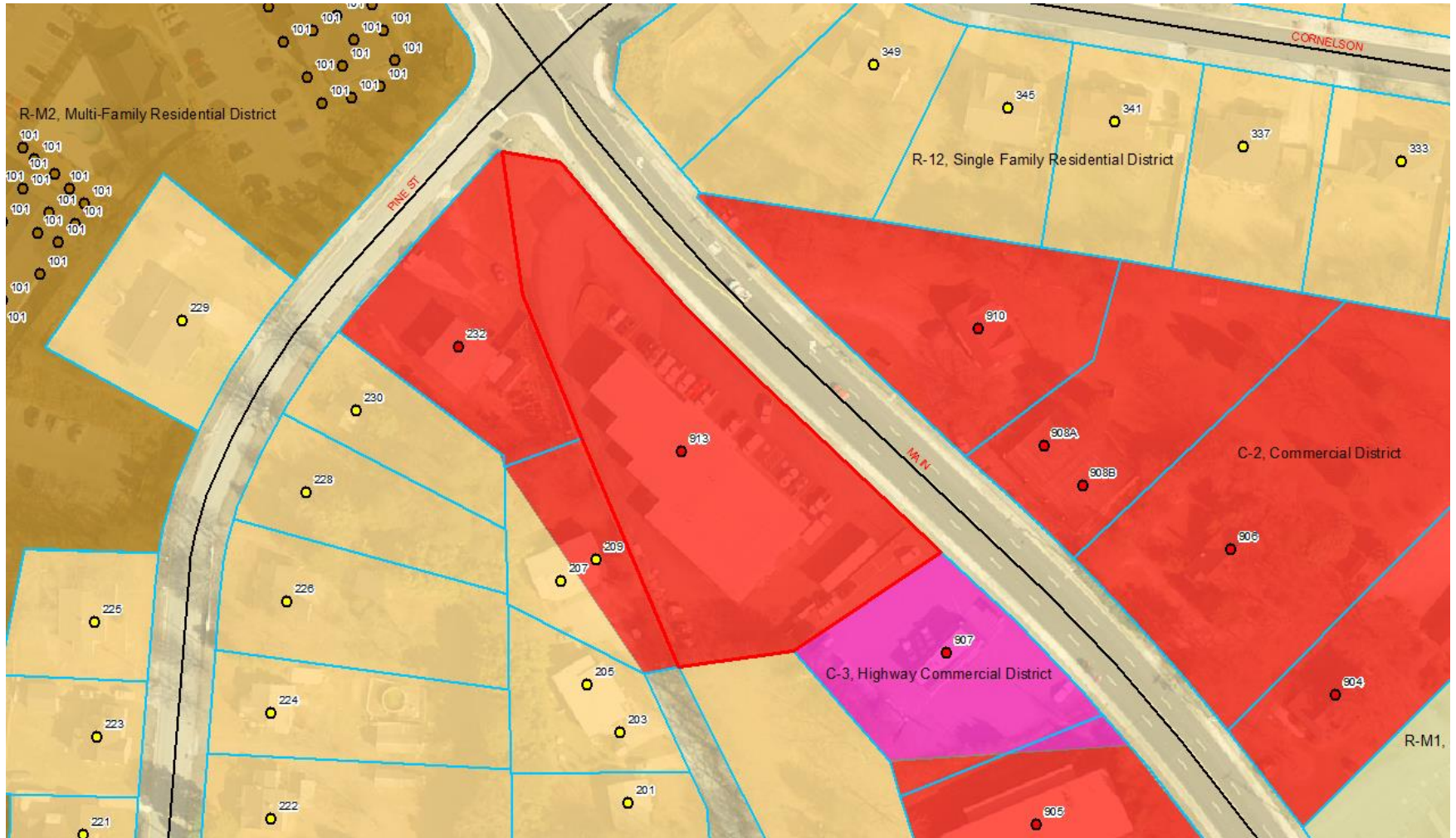
**BZV 2017-20:** Maximum square footage per sign face is 50. Top sign shows 60 per side.

**BZV 2017-21:** Maximum sign height is 12'. This sign is 18.25'.





# BZV 2017-19, 20, 21



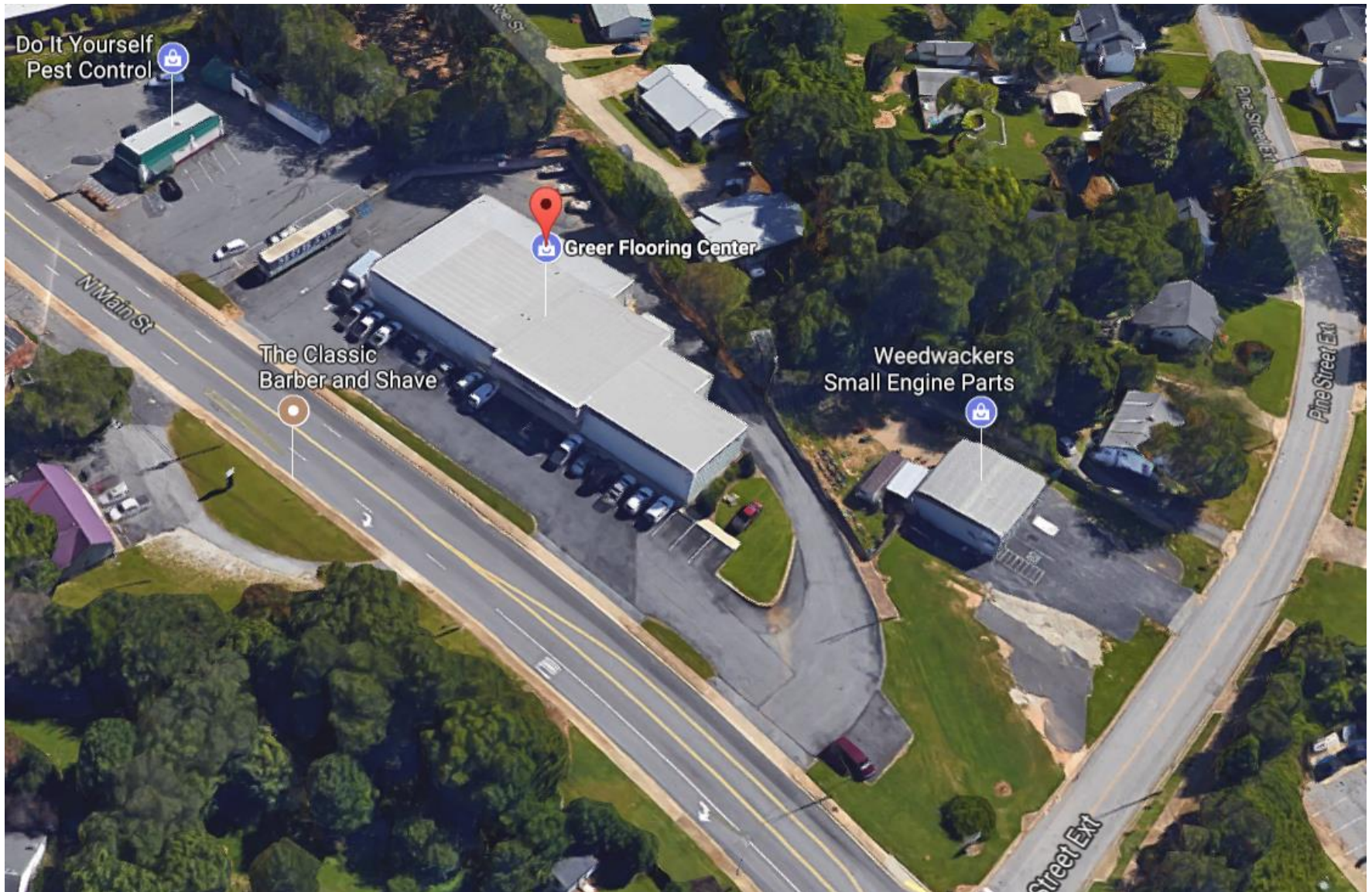


# BZV 2017-19, 20, 21





# BZV 2017-19, 20, 21





# BZV 2017-19, 20, 21





# BZV 2017-19, 20, 21

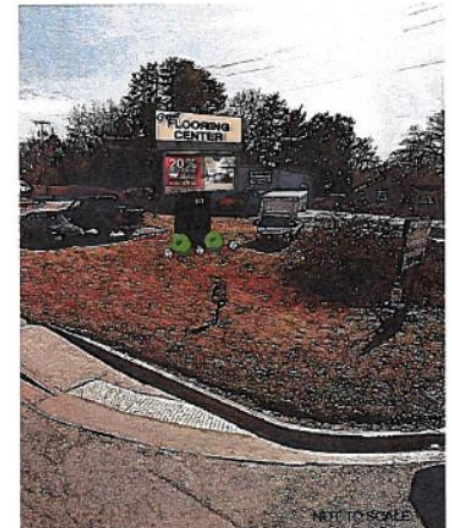
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STREETS NOT LISTED WITH SPEED LIMITS 30-40 MPH	<20,000	50	4	2	MIN. 200 FT.	12 FT	MONUMENT	25-50%	INTERNAL UP TO 100% 8 FT OR HIGHER
	20K-60K	70	6	3		6 FT	POST	NONE	50% <8 FT
	>60,000	90	6	3					BACK, SPOT, GENERAL

**BZV 2017-19:** Sign is required to be a monument or post sign. This is a pylon. **APPROVE**

**BZV 2017-20:** Maximum square footage per sign face is 50. Top sign shows 60 per side. **APPROVE**

**BZV 2017-21:** Maximum sign height is 12'. This sign is 18.25'. **APPROVE**





***Greer***

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***City of Greer, SC***

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***Board of Zoning Appeals***

# BZV 2017-22, 23, 24

APPLICANT:	Plastic Omnium
ADDRESS:	310 Genoble Road
PARCEL ID NUMBER:	5-24-00-043.12
USE SOUGHT:	Variances
REQUEST:	Signage

# BZV 2017-22, 23, 24

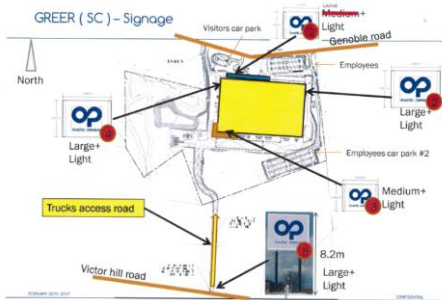
## PERMANENT FACADE AND CANOPY SIGN REGULATIONS

BUILDING USE	ALLOWABLE FACADE S.F.	TOTAL ALLOWED S.F. FOR FACADE SIGNS	# OF SIGNS PER TENANT	SIGN PLACEMENT ON FAÇADE	LIGHTING
NON-RESIDENTIAL SINGLE TENANT BUILDING	<1,500 SF <u>&gt;1,500 SF</u>	32 SF OR 10% OF GROUND FLOOR AFSF <u>150 SF OR 7.5% OF GROUND FLOOR AFSF, NOT TO EXCEED 300 SF</u>	<u>1 PER BUILDING SIDE, NOT MORE THAN 3 TOTAL</u>	ON GROUND FLOOR FAÇADE	INTERNAL UP TO 100% SPOT GENERAL

### 8:4 PROHIBITED SIGNS

Except as may be specifically permitted hereinafter, it shall be unlawful after March 31, 1995 for any person to erect or display, within the City, any of the following signs:

#### J. Roof signs.



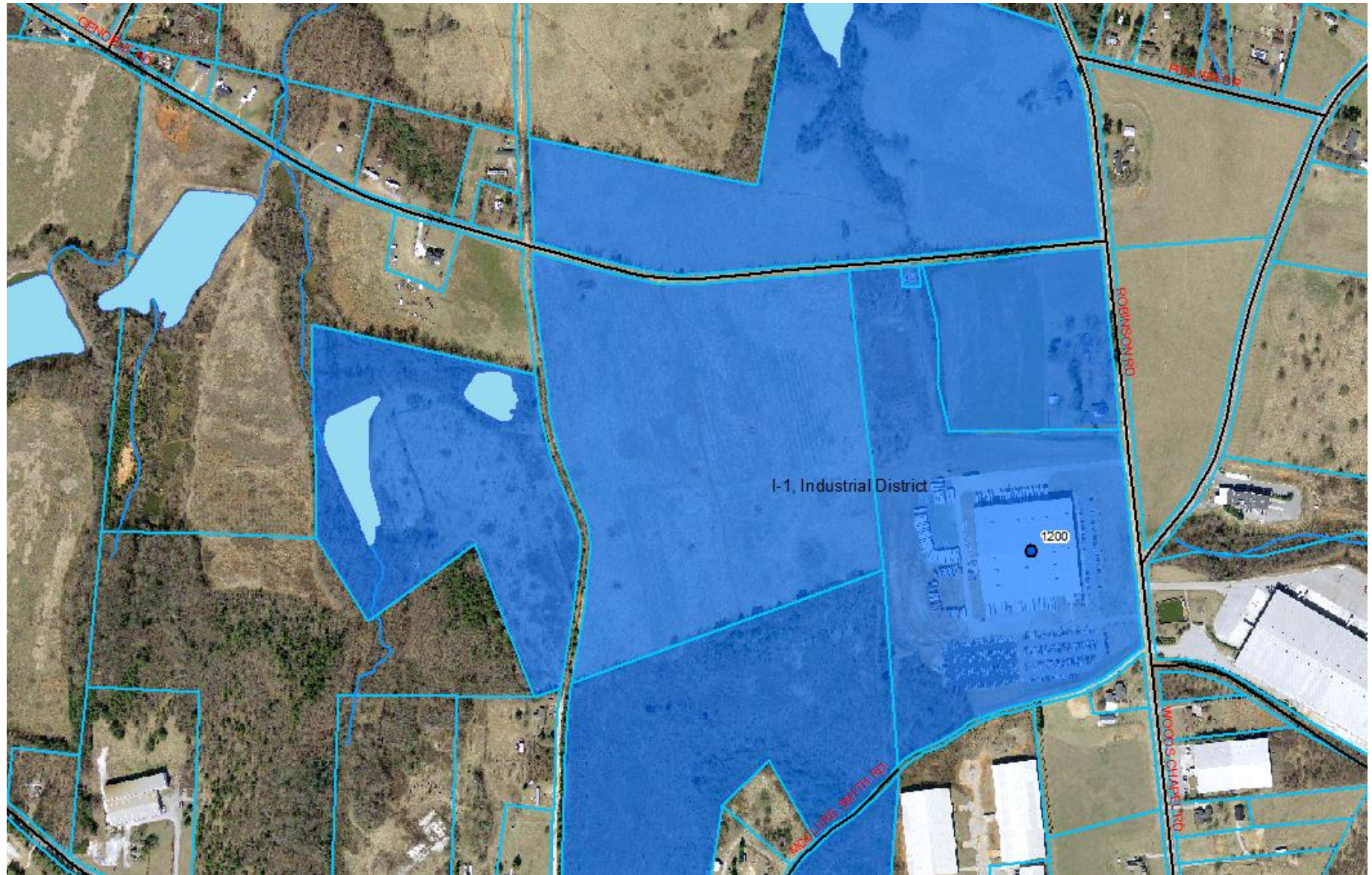
**BZV 2017-22:** Signs requested (3 of them) are 310 sq ft.

**BZV 2017-23:** Only 3 total signs are allowed on the façade. They are requesting 4.

**BZV 2017-24:** Roof signs are not permitted.

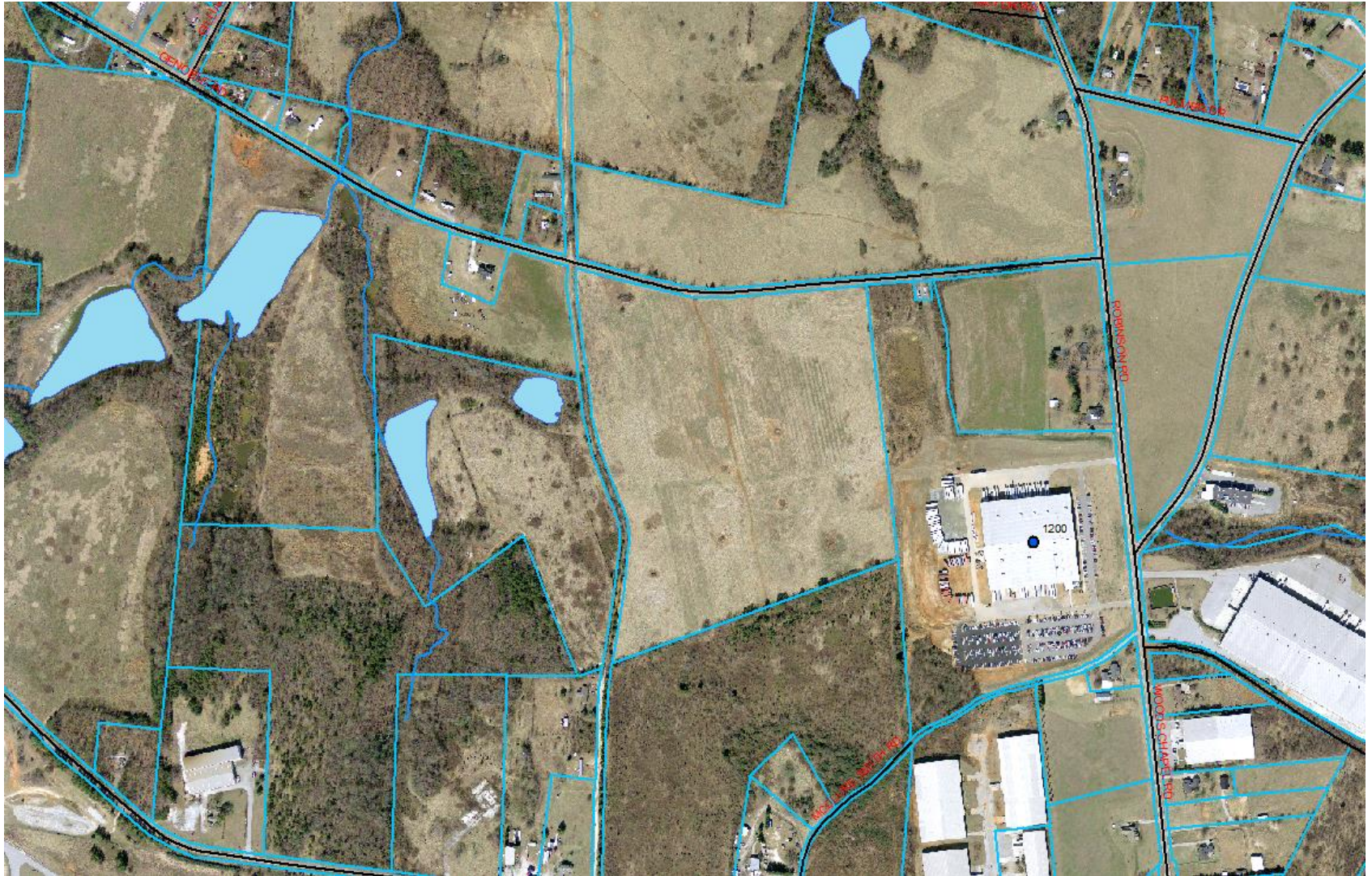


# BZV 2017-22, 23, 24





# BZV 2017-22, 23, 24





# BZV 2017-22, 23, 24

GREER ( SC ) – site

2



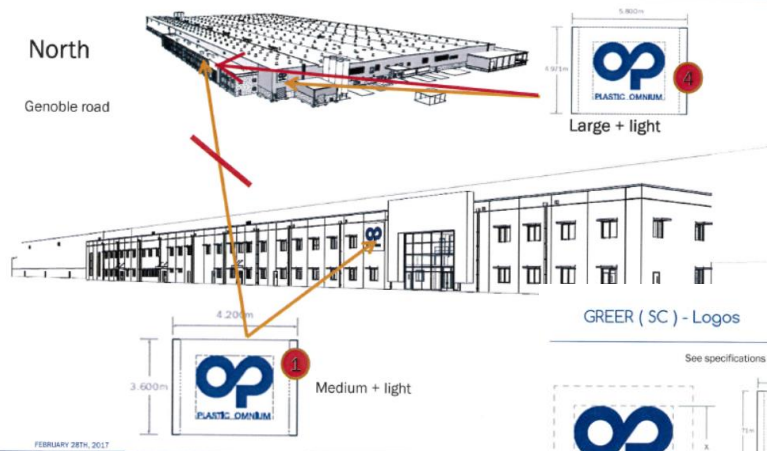
FEBRUARY 28TH, 2017

310 Genoble Rd, Greer, SC 29651

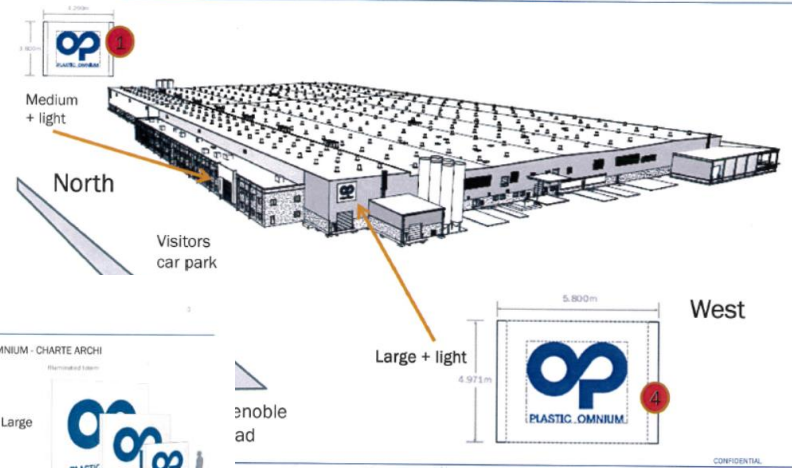
CONFIDENTIAL

# BZV 2017-22, 23, 24

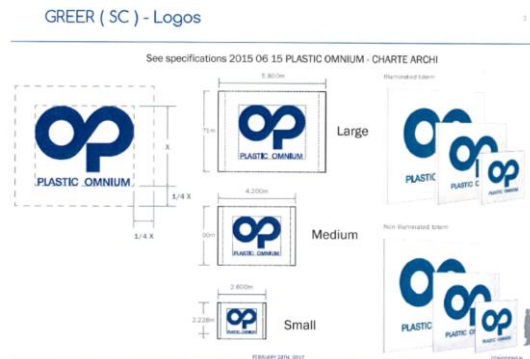
## GREER ( SC ) - Signage



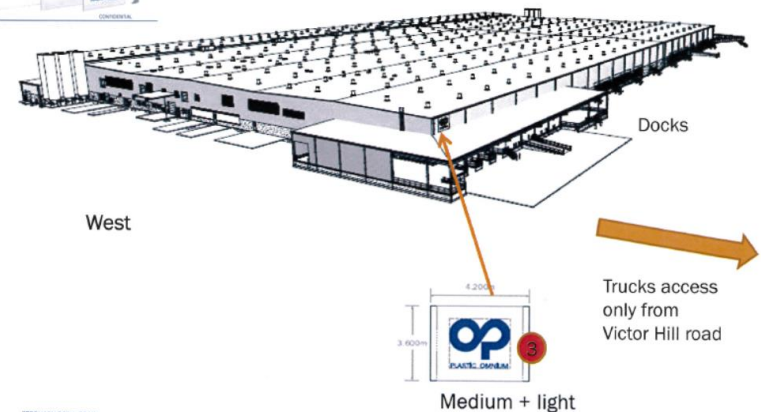
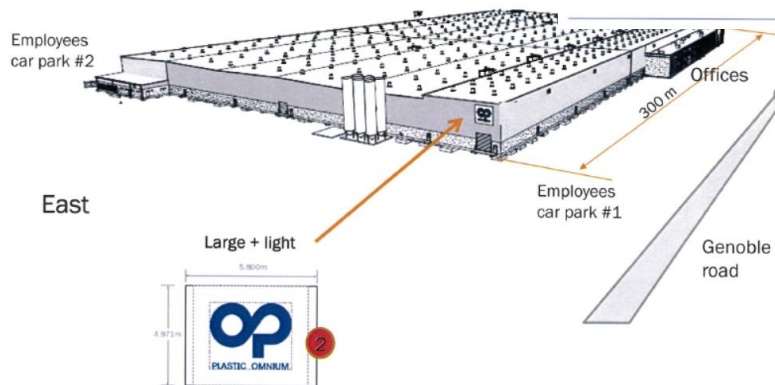
## GREER ( SC ) - Signage



## GREER ( SC ) - Signage



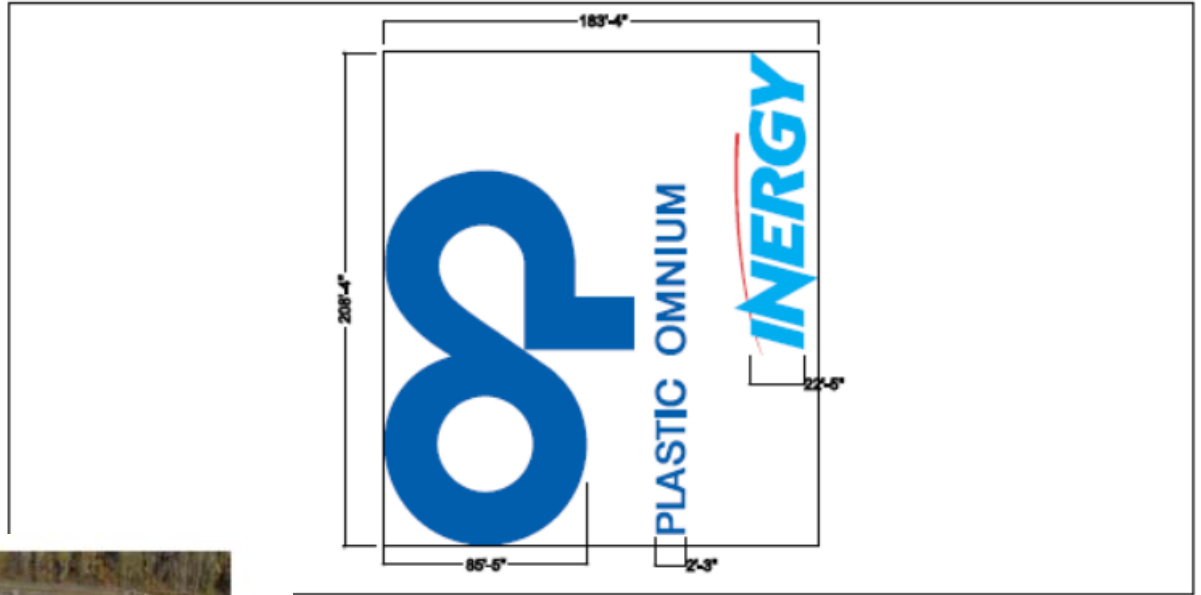
## - Signage





# BZV 2017-22, 23, 24

ROOF TOP AREA APPROX. 500' x 250'



# BZV 2017-22, 23, 24

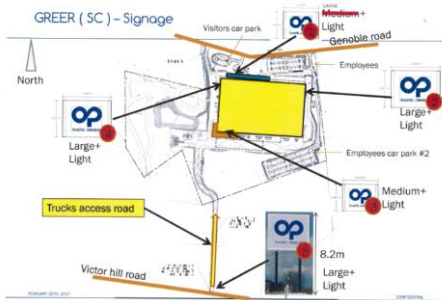
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**BZV 2017-22:** Signs requested (3 of them) are 310 sq ft. **APPROVE**

**BZV 2017-23:** Only 3 total signs are allowed on the façade. They are requesting 4. **APPROVE**

**BZV 2017-24:** Roof signs are not permitted. **APPROVE**



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*City of Greer, SC*

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*Board of Zoning Appeals*



## NOTICE OF APPEAL BOARD OF ZONING APPEALS

Date Filed: 5/31/17

Case Number: BZ-U 2017-18

### 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

<b>APPLICANT(S):</b> [print] <u>PROVIDENCE BAPTIST CHURCH</u>	
Address: <u>212 HARBIN AVE. GREER, SC 29651</u>	
Telephone: (work) <u>864-987-7031</u> (home) <u>864-244-5598</u> (email) <u>paulj.deanjr@gmail.com</u>	
<b>OWNER(S)</b> [if other than Applicant]: <u>PENSKE PROPERTIES, LLC</u>	
Address: _____	
Telephone: _____	
<b>PROPERTY ADDRESS:</b> <u>215/217 RANDALL ST GREER, SC 29650</u>	
Tax Map Number: <u>6020000601800</u>	Plat Book: _____ Page: _____
Zoning District: <u>C-1</u>	Lot Dimensions: _____
<u>AND 6020000601900</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: 5-31-17

Brent Penner Penske Properties, LLC  
Owner signature(s)

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

Date: 5/31/17

Paul Dean PASTOR, PROVIDENCE  
Applicant signature(s) BAPTIST  
CHURCH



**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: CHURCH 5:7.3

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) 5:7.3 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:

CHURCH

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

[A plot plan must be submitted.]

Date: 5/31/17

Paul Dean  
Applicant signature

RECEIVED JUN 16 2017



**NOTICE OF APPEAL  
BOARD OF ZONING APPEALS**

**Date Filed:** 6/16/17 **Case Number:** BZ-V 2017-19

**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] St. Clair Signs  
**Address:** 3184 Wade Hampton Blvd Taylors, SC 29687  
**Telephone:** (work) 864-244-0040 (home) \_\_\_\_\_ (email) donna@stclairsigns.com  
**OWNER(S)** [if other than Applicant]: K & T Prop. of the Piedmont LLC  
**Address:** P O Box 2834 Greer, SC 29652  
**Telephone:** \_\_\_\_\_  
**PROPERTY ADDRESS:** 913 N Main St.  
**Tax Map Number:** G018000400102 **Plat Book:** 37-E **Page:** 74  
**Zoning District:** \_\_\_\_\_ **Lot Dimensions:** see attached site plan

**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:** \_\_\_\_\_

Todd Pondse

Owner signature(s)

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

**Date:** 6/16/17

Donna J. Jelmali

Applicant signature(s)





## VARIANCE-FORM 2 BOARD OF ZONING APPEALS

Date Filed: 6/16/17 Case Number: \_\_\_\_\_

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): 5:18.6.1 (sign must be a monument)

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: Sign is currently designed to be a pylon.

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.
- There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: due to the fact that there is a 30' ROW plus an additional 5' setback, the sign will have to be placed further back in the parking lot. So the larger sign would be more visible.
  - These conditions do not generally apply to other property in the vicinity as shown by: there appears to be a mix of signage in the immediate area with some being larger than current code allows.
  - 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: Due to the variation of signs in the adjoining area, the proposed sign is not going to take away from any other nor stand out to the point of being too large.
  - 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: The sign being proposed is very classy, suits the type of business it represents, and fits in the environment.

3. The following documents are submitted in support of this application: a plot plan, artwork which includes a sealed engineer drawing. [A plot plan must be submitted.]

Date: 6/16/17

  
Applicant signature

RECEIVED JUN 16 2017



**NOTICE OF APPEAL  
BOARD OF ZONING APPEALS**

Date Filed: 6/16/17 Case Number: B2-V-2017-20

**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] St. Clair Signs  
Address: 3184 Wade Hampton Blvd Taylors, SC 29687  
Telephone: (work) 864-244-0040 (home) \_\_\_\_\_ (email) donna@stclairsigns.com  
**OWNER(S)** [if other than Applicant]: K & T Prop. of the Piedmont LLC  
Address: P O Box 2834 Greer, SC 29652  
Telephone: \_\_\_\_\_  
**PROPERTY ADDRESS:** 913 N Main St.  
Tax Map Number: G018000400102 Plat Book: 37-E Page: 74  
Zoning District: \_\_\_\_\_ Lot Dimensions: see attached site plan

**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: \_\_\_\_\_

Todd Pardee

Owner signature(s)

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

Date: 6/16/17

Donna Zaslowski

Applicant signature(s)





**VARIANCE-FORM 2**  
**BOARD OF ZONING APPEALS**

Date Filed: 6/16/17 Case Number: \_\_\_\_\_

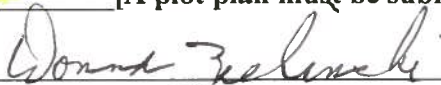
1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provisions of the Zoning Ordinance in Section(s): 5:18.6.1 (sign shall not be larger than 50 sq.ft. in sign area).  
so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Sign cabinet - 5' X 12' = 60 sq.ft.;  
electronic message center 5' X 10' = 50 sq.ft.  
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: due to the fact that there is a 30' ROW plus an additional 5' setback, the sign will have to be placed further back in the parking lot. So the larger sign would be more visible.
- b. These conditions do not generally apply to other property in the vicinity as shown by: there appears to be a mix of signage in the immediate area with some being larger than current code allows.
- 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: Due to the variation of signs in the adjoining area, the proposed sign is not going to take away from any other nor stand out to the point of being too large.
- 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: The sign being proposed is very classy, suits the type of business it represents, and fits in the environment.

3. The following documents are submitted in support of this application: a plot plan, artwork which includes a sealed engineer drawing. **[A plot plan must be submitted.]**

Date: 6/16/17

  
Applicant signature

RECEIVED JUN 16 2017



NOTICE OF APPEAL  
BOARD OF ZONING APPEALS

Date Filed: 6/16/17 Case Number: B2-V-2017-21

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] St. Clair Signs  
Address: 3184 Wade Hampton Blvd Taylors, SC 29687  
Telephone: (work) 864-244-0040 (home) \_\_\_\_\_ (email) donna@stclairsigns.com  
OWNER(S) [if other than Applicant]: K & T Prop. of the Piedmont LLC  
Address: P O Box 2834 Greer, SC 29652  
Telephone: \_\_\_\_\_  
PROPERTY ADDRESS: 913 N Main St.  
Tax Map Number: G018000400102 Plat Book: 37-E Page: 74  
Zoning District: \_\_\_\_\_ Lot Dimensions: see attached site plan

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: \_\_\_\_\_

Todd Ponder

Owner signature(s)

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

Date: 6/16/17

Donna Zaslowski

Applicant signature(s)



**VARIANCE-FORM 2  
BOARD OF ZONING APPEALS**

Date Filed: 6/16/17 Case Number: \_\_\_\_\_

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): 5:18.6.1 (sign shall not be taller than 12').

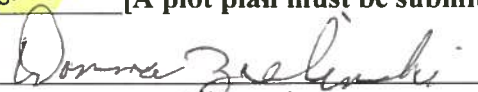
so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Sign is currently designed to be 18' OAH

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: due to the fact that there is a 30' ROW plus an additional 5' setback, the sign will have to be placed further back in the parking lot. So the larger sign would be more visible.
  - b. These conditions do not generally apply to other property in the vicinity as shown by: there appears to be a mix of signage in the immediate area with some being larger than current code allows.
  - 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: Due to the variation of signs in the adjoining area, the proposed sign is not going to take away from any other nor stand out to the point of being too large.
  - 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: The sign being proposed is very classy, suits the type of business it represents, and fits in the environment.

3. The following documents are submitted in support of this application: a plot plan, artwork which includes a sealed engineer drawing. **[A plot plan must be submitted.]**

Date: 6/16/17

  
Applicant signature



144"

24"

Greer  
FLOORING  
CENTER

CARPETING • HARDWOOD • TILE • VINYL

60"

3"

60"

96"

913

20%  
DISCOUNT  
Shaw  
WOOD LOOK TILE

913

913

A

QUANTITY (1) DOUBLE SIDED 60"H X 144"W X 24" DEEP INTERNALLY ILLUMINATED CABINET WITH FLEX FACES THAT HAVE CUSTOM GRAPHICS, FINISHED SIZE OF FLEX FACE WITH 6 INCH BLEED IS 72"H X 156"W. CABINET TO HAVE 2" RETAINERS, BOTTOM REVEAL PAINTED TO MATCH PMS 446C

B

QUANTITY (1) DOUBLE SIDED 5' X 10' VANTAGE LED DIGITAL READER BOARD, FULL COLOR, 16MM.

C

QUANTITY (1) 96"H X 36"W X 18" DEEP ALUMINUM POLE COVER WITH 6"H WHITE VINYL ADDRESS NUMBERS ON EACH SIDE.

COLOR:

PMS 446C

CABINET / SKIRT: BLACK

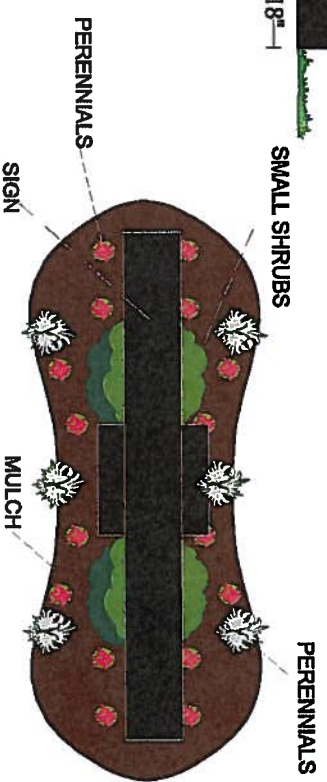
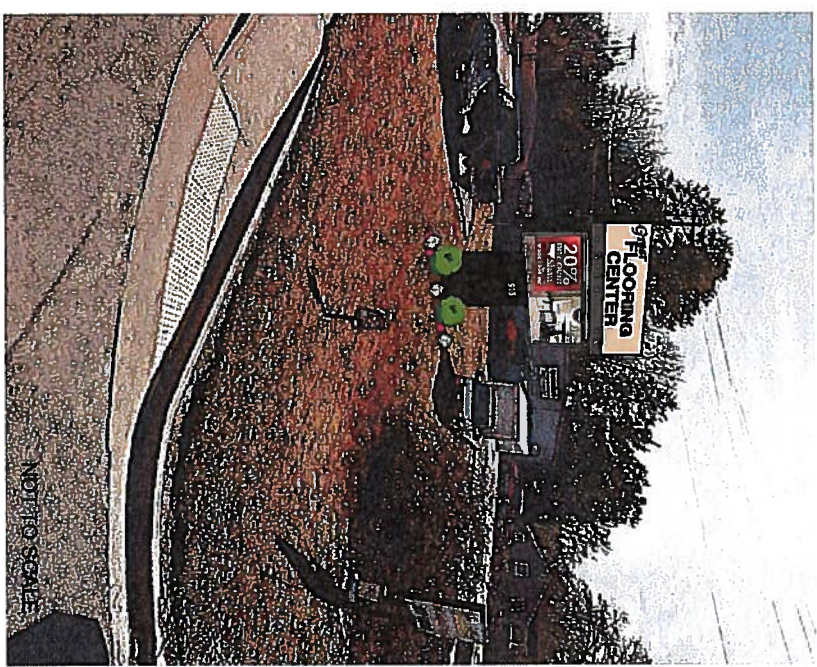
PANTONE COOL GRAY 9

VECTOR NEEDED?

YES:

NO

= SQFT



NOTES:

**\*PLEASE NOTE\***  
St. Clair Signs is happy to provide one complimentary sign layout and one complimentary sign layout revision. Any revisions thereafter are subject to graphic design fees at a rate of \$85.00 per hour.

It is your responsibility to verify quantities, sizes, colors, spelling, and overall concepts) contained in your layout. Any corrections made after production begins will be your responsibility and additional charges will apply.

**\*\*Production will proceed upon receipt of your signed and dated approval\*\***

CLIENT:	Greer Flooring Center
EMAIL:	
PHONE:	
SALESMAN:	HUGH
DESIGNER:	BRIANNA
DATE:	6.15.17

**ST. CLAIR  
SIGNS**

3184 Wade Hampton Blvd., Taylors, SC 29687  
TAX: 864-244-9817 PHONE: 864-244-0040  
www.StClairSigns.com

CLIENT APPROVAL:

SALES APPROVAL:

DATE:

DATE:

By signing this form, you agree to the terms and conditions of the contract. The client acknowledges that the sign is for their use only and that they are responsible for the sign's placement and maintenance. The client agrees to pay the agreed-upon fee for the sign and any additional charges for revisions or other services. The client agrees to indemnify and hold the sign company harmless from all claims, damages, and expenses, including attorney's fees, arising from the use of the sign. The client agrees to sign this form in the presence of a notary public, who will sign and seal the form. The client agrees to provide a copy of this signed form to the sign company. The client agrees to provide a copy of this signed form to the sign company.

By signing this form, you agree to the terms and conditions of the contract. The client acknowledges that the sign is for their use only and that they are responsible for the sign's placement and maintenance. The client agrees to pay the agreed-upon fee for the sign and any additional charges for revisions or other services. The client agrees to indemnify and hold the sign company harmless from all claims, damages, and expenses, including attorney's fees, arising from the use of the sign. The client agrees to sign this form in the presence of a notary public, who will sign and seal the form. The client agrees to provide a copy of this signed form to the sign company. The client agrees to provide a copy of this signed form to the sign company.







**NOTICE OF APPEAL  
BOARD OF ZONING APPEALS**

**Date Filed:** \_\_\_\_\_ **Case Number:** \_\_\_\_\_

**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**

<b>APPLICANT(S):</b> [print] Plastic Omnium Auto Exterior LLC		
Address: 310 Genoble Rd. Greer		
Telephone: (work) 864-913-0463	(home) _____	(email) _____
<b>OWNER(S)</b> [if other than Applicant]: _____		
Address: _____		
Telephone: _____		
<b>PROPERTY ADDRESS:</b> _____		
Tax Map Number: 5-24-00-043.12	Plat Book: 106X	Page: 925
Zoning District: 440L	Lot Dimensions: 67.5 acres	

**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: 5/22/17  
Applicant signature(s) Brian Tilly U.S. Ops Director



**VARIANCE-FORM 2  
BOARD OF ZONING APPEALS**

Date Filed: \_\_\_\_\_ Case Number: \_\_\_\_\_

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): Number of allowed signs on building and a clarification on roof sign exclusion, a flat roof logo is desired near airport. 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: Due to the size of the building and the orientation of the building it is requested that we be allowed 3 Large and 1 Medium sign. 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: The building is 650,000sqft and 3 signs would not seem appropriate for the look of the building.
  - b. These conditions do not generally apply to other property in the vicinity as shown by: There are no other properties in the vicinity that are of comparable size.
  - 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: With multiple routes of access and with the size and orientation it would not properly allow the easy identification of the building.
  - 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 be surrounded by an industrial park and will only better serve to identify the building.
3. The following documents are submitted in support of this application: Sign specifications  
**[A plot plan must be submitted.]**

Date: \_\_\_\_\_

\_\_\_\_\_  
Applicant signature



## LOT 30 COMPANY LOGOS & TOTEM

### 1. INTRODUCTION

#### 1.1 Purpose of the document

The "lot 30 COMPANY LOGO" defines the minimum of specifications concerning the supply and installation of company names and logos on the buildings.

. These specifications are the minimal requirements which must be quoted and applied.

Installations and equipment have to be compliant with applicable regulations.

#### 1.2 Common specifications for the building and all the technical lots

The specifications defined in the "Common specifications" document revised on October 26<sup>th</sup> 2016 must be fully applied

### 2. DEFINITION & REFERENCE

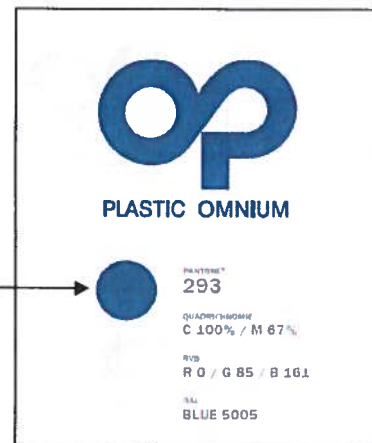
The logos MUST be done with the official file. Only the file "PO bleu 293.eps" to be used

The logo must not be scanned or copied and pasted from other files.

The dimensions and colors MUST be fully respected.

Pantone : Direct tone only

All the logos MUST be UV resistant for at least 5 years.  
Certification to be provided and liability for any defect in the said period.

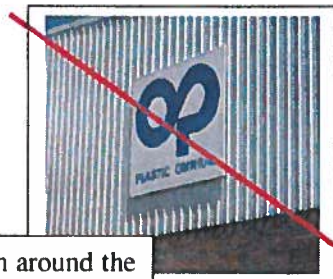


### 3. STANDARD SPECIFICATIONS

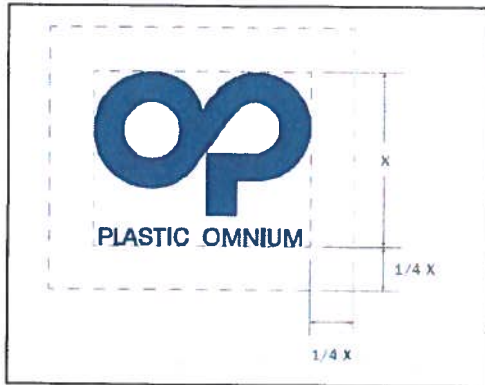
#### 3.1 Logos on a panel and installed on the building cladding or wall.



Color of the background of the logo: RAL 9003



Space dimension around the logo not respected



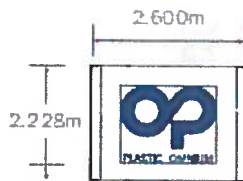
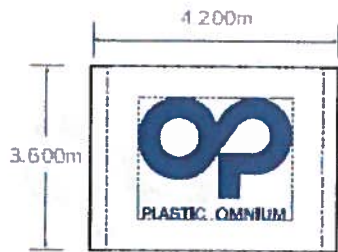
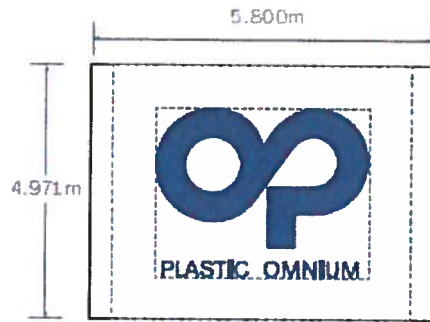
Space:  $\frac{1}{4}^{\text{th}}$  of the height (X) around the logo

3 standard dimensions of the logo panels:

Large: 5,80 m x 4,971 m

Medium: 3,60 m x 4,20 m

Small: 2,228 m x 2,60 m



Illuminated totem



Non illuminated totem



No visible fastener on the logo panel face.

The necessary supports, brackets inside the building have to be defined and installed by the Logo installer. These brackets/reinforcements if requested must be painted in white RAL 9010.

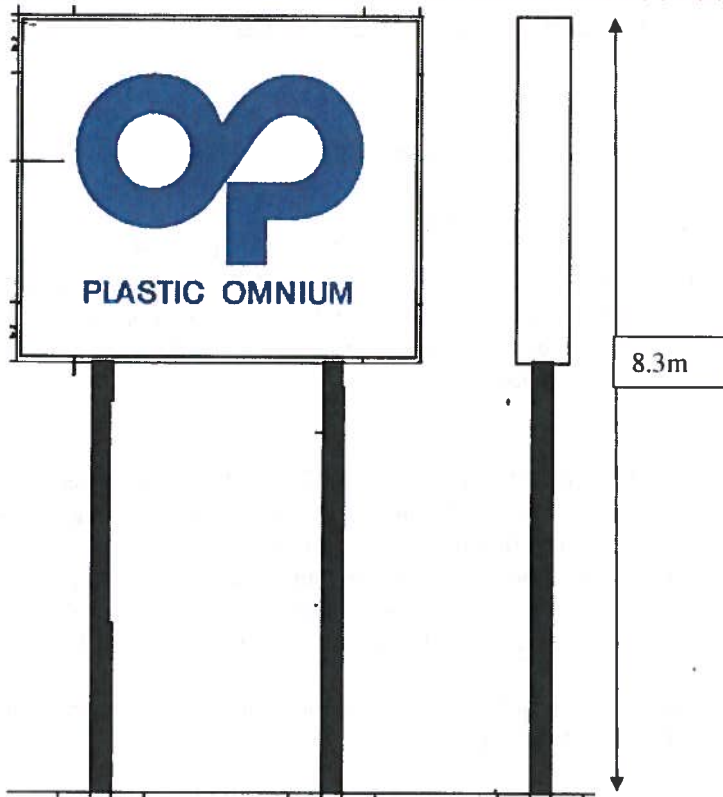
The wall penetrations are included in the scope of work of the logo installer. The holes must be sealed.

The insulation of the wall must not be damaged and compressed. Appropriated spacers requested if needed.

Location and quantity of fasteners to be mentioned into the technical offer.

Weight of the sign panel to be mentioned into the offer. Frame of the sign must be white.

Tolerance of the flatness of the logo side according to the temperature / sun to be declared



Grading, excavation, footers and steel poles design and installation included in this lot.

The steel poles will be painted. PO will define the color later on.

### 3.2 internally light option

Only LED lighting solution to be considered:

waterproof IP68

UL certified for use in wet, damp and dry locations

UV resistant for direct sun exposure

Operating temperature range at least from -20°C to + 50°C

LED color: At night the colors of the logo must be faithful as much as possible, especially for the blue portions of the logo.

Night and day pictures of similar signs of the proposed solution to be provided with the offer.

Proposed system / panel / frame to be thinner as much as possible: less than 180 mm / 7 inches

Easy access for the maintenance, cleaning to be described in the technical offer: hingeable frame to allow access to service the sign...

Spartanburg  
County Property



### **POWER FOR FOUR LOGOS INSTALLED ON THE BUILDING WALLS:**

Power:

110V – 60 Hz

Two configurations: (proposed solution to be declared by the logo contractor with the offer)

#### **Fully integrated power equipment into the panel:**

Fully equipped logo with transformer(s) integrated and located into the panel: the power cable will be prepared **outside** the building by PLASTIC OMNIUM (middle of the sign panel – cable 3 meters long). The final connection to be done by the logo supplier.

The logo lighting system will be equipped with power protection ( breaker, fuse, ... ) and a system to switch the light: clock , light sensor ...

#### **External transformers**

Transformers located outside the logo and inside the building. The cable(s) between the panel and the transformer(s) will be protected by an appropriated conduit through the wall penetration. Wall penetration in the scope of work of the logo supplier.

The transformer(s) will be implemented **inside** the building and into an electrical panel. This panel to be included in the scope of work of the logo supplier. The panel will be fully equipped with a protection (breaker, fuse, ...) and a system to switch the light: light sensor or clock.

PLASTIC OMNIUM will prepare a power cable inside the building and in front of the middle of the sign panel. ( cable 3 meters long )

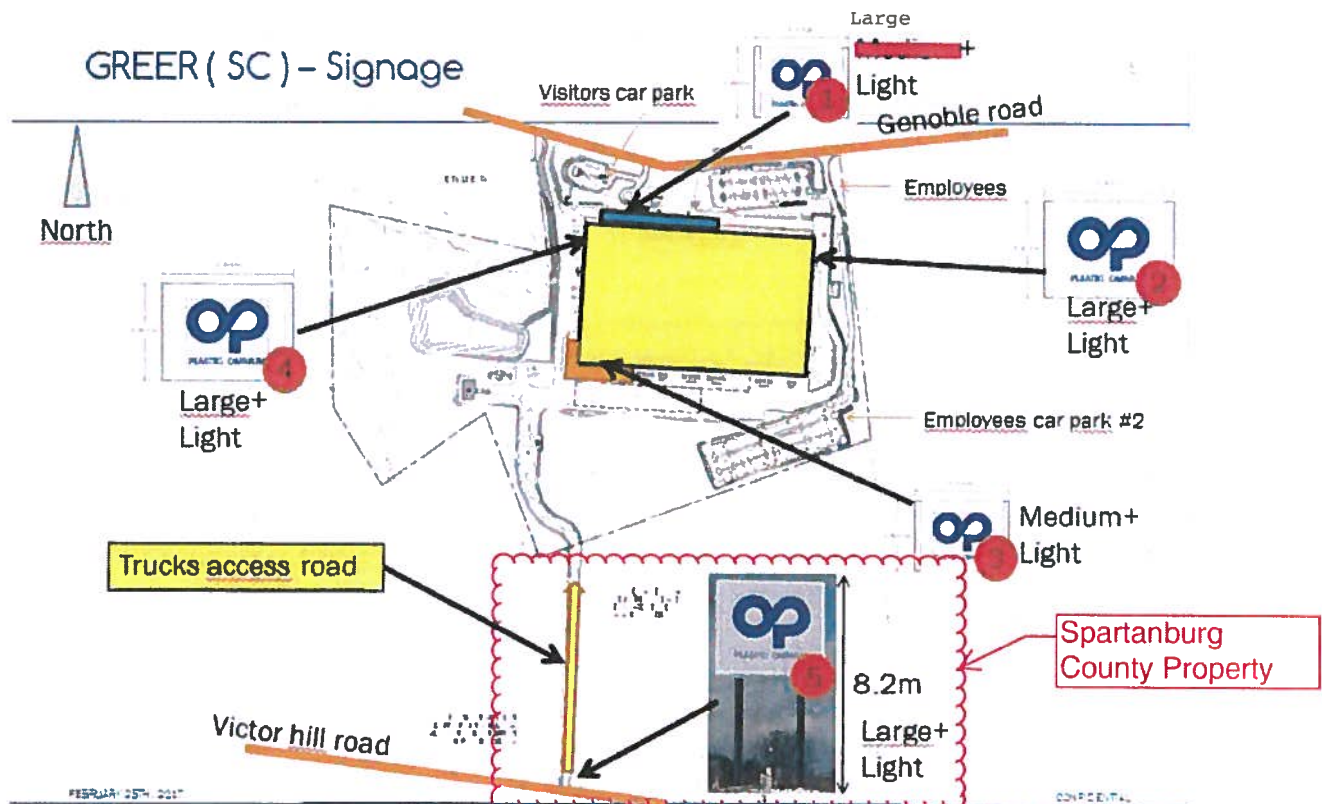
For both solution and **if requested** external switch on each sign panel to be installed and quoted according to the applicable regulation.

### **POWER FOR THE LOGO INSTALLED ON THE TWO STEEL POLES (Totem) :**

The logo on the steel poles (Totem) will be powered by solar energy. The light will be on at least 12 hours during the night using only the solar energy stored during the day (No other power supply).

#### 4 . DIMENSIONS AND LOCATIONS OF THE LOGOS/TOTEM

See document 20170424 - GREER signage



Logo 1 : Large: 5,80m x 4,971m - **Internally lite**. Sign to be installed on the offices wall. Height of the top of the sign: about 8 meters. **MUST BE INSTALLED BY JULY 1<sup>st</sup> 2017**

Logo 2 : Large: 5,80 m x 4,971 m - **Internally lite**. Sign installed on a building cladding. Height of the top of the sign: about 11 meters. **MUST BE INSTALLED BY SEPTEMBER 1<sup>st</sup> 2017**

Logo 3 : Medium: 3,60 m x 4,20 m - **Internally lite**. Sign installed on a building cladding. Height of the top of the sign: about 11 meters. **MUST BE INSTALLED BY SEPTEMBER 1<sup>st</sup> 2017**

Logo 4 : Large: 5,80 m x 4,971 m - **Internally lite**. Sign installed on a building cladding. Height of the top of the sign: about 11 meters. **MUST BE INSTALLED BY JULY 1<sup>st</sup> 2017**

Logo/Totem 5 : Large: 5,80 m x 4,971 m - **Internally lite**. Sign installed on two poles. Height of the top of the sign: about 8.3 meters. **MUST BE INSTALLED BY SEPTEMBER 1<sup>st</sup> 2017**  
The grading, excavation, footers and soil repair (grass) will be included in the offer.

Spartanburg  
County Property


## 5. PERMIT - REGULATION

The sign will have to be compliant with GREER City and South Carolina applicable regulations.

If requested, a permit application will be done by the supplier on behalf of PLASTIC OMNIUM.

The cost for all licenses/permits necessary/required by the code, Greer city, Spartanburg county will be quoted as an option.

The logos/totem supplier will be responsible for all his contractors who must be a permit/license to be allowed to work in Greer city, Spartanburg county.

APPLICATION FOR SIGN PERMIT	
	
Date _____	
Street Address of Proposed Sign _____	E-Mail _____
Tenant/Business Name _____	
Name of Tenant _____	Telephone _____
Tax Map Number _____	County: <input type="checkbox"/> Greenville <input type="checkbox"/> Spartanburg <input type="checkbox"/> _____
Name of Contractor _____	Telephone _____
Address _____	E-Mail _____
The proposed sign is at:	
<input type="checkbox"/> Wall <input type="checkbox"/> Awning <input type="checkbox"/> Monument <input type="checkbox"/> Freestanding <input type="checkbox"/> Decorative Post <input type="checkbox"/> Window <input type="checkbox"/> Projecting	
The cost of the proposed sign and its installation (Contract Amount) is \$ _____	
<b>Attach the following supporting materials to complete this application:</b>	
<b>For Wall, Awning, Window, and Projecting Sign:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> A scaled drawing, including dimensions, of the sign.</li> <li><input type="checkbox"/> A scaled drawing, including dimensions, of the wall on which the sign is to be located, with the proposed sign shown along with any existing signs to remain.</li> <li><input type="checkbox"/> For a projecting sign, the distance from the bottom of the sign to the ground.</li> </ul>	<b>For Monument, Decorative Post, Freestanding, and Billboard Sign:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> A scaled drawing, including dimensions, of the sign.</li> <li><input type="checkbox"/> A scaled site plan of the property on which the sign is to be located, indicating property lines, all site improvements, location and setback from property lines of proposed sign, sight triangles at street/driveway intersections, and any existing signs to remain.</li> <li><input type="checkbox"/> For a sign 20 feet or taller, drawings sealed by a South Carolina-registered engineer.</li> </ul>
<b>Additional Items necessary before a Sign Permit is issued:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> For an electrified sign, an electrical permit obtained by a licensed electrician.</li> <li><input type="checkbox"/> An application for Certificate of Occupancy for the property/business.</li> <li><input type="checkbox"/> For a sign requiring design review in the Historic District, a Certificate of Appropriateness.</li> </ul>	
<small>The undersigned hereby makes application for a permit for the installation of the sign(s) described herein, and agrees to maintain it, all applicable laws of the City of Greer and the State of South Carolina regulating the same. This is an application for a permit and does not constitute authorization for the work described. The permit for this work will be issued upon the approval of this application by the Planning Commission.</small>	
Signature of Applicant _____	Date _____
Application will not be reviewed until ALL information is completed.	
Telephone (864) 841-2000	Fax (864) 801-2020
Email: <a href="mailto:permits@greer.org">permits@greer.org</a>	
Revised 8/16	



Sign labelling:

If requested a “legal” labelling will be fixed on the logo frame / panel



External switch depending on the regulation



## 6.SCOPE OF WORK

Full turnkey project:

Item	Scope of the logos and totem supplier	Plastic Omnium scope
Logo signs	Supply and installation on the defined walls. All fittings included (not on the logo face). Necessary reinforcement / bracket behind the cladding if needed. Additional reinforcement device to be painted white RAL 9010	
Electrical connection	Supply, complete installation and set up including the external switch according to the regulation if needed. Connection of the LED modules or system up to the power connection point as defined depending on the configuration. Supply, complete installation and set up for solar energy system (Totem)	
Power for installation		Electrical power connection point provided by PO – 110V 60 Hz.  Maximum cable length 3 m / 10 ft from the center of the logo
Permit application	To be quoted as an option	
Totem	Grading, footers, soil repair. Engineering & installation	
Drawings	To be submitted for validation prior any supply installation	File to be used for the logo
Storage, protection of the material, panels	Supplier responsible of the storage and protection before the final acceptance	
Equipment packing, loading, transportation to site	Including transportation insurance	
Unloading from truck at site and full installation	Including the necessary equipment, mobile crane, ladders, platform, boom lift...	

## 7.DELIVERY

Incoterm DDP Greer, South Carolina



# GREER - SC New plant Signage

April 24th - 2017

Rev 1

310 Genoble Rd, GREER, SC 29651



# GREER ( SC ) – site

2



FEBRUARY 28TH, 2017

310 Genoble Rd, Greer, SC 29651

CONFIDENTIAL

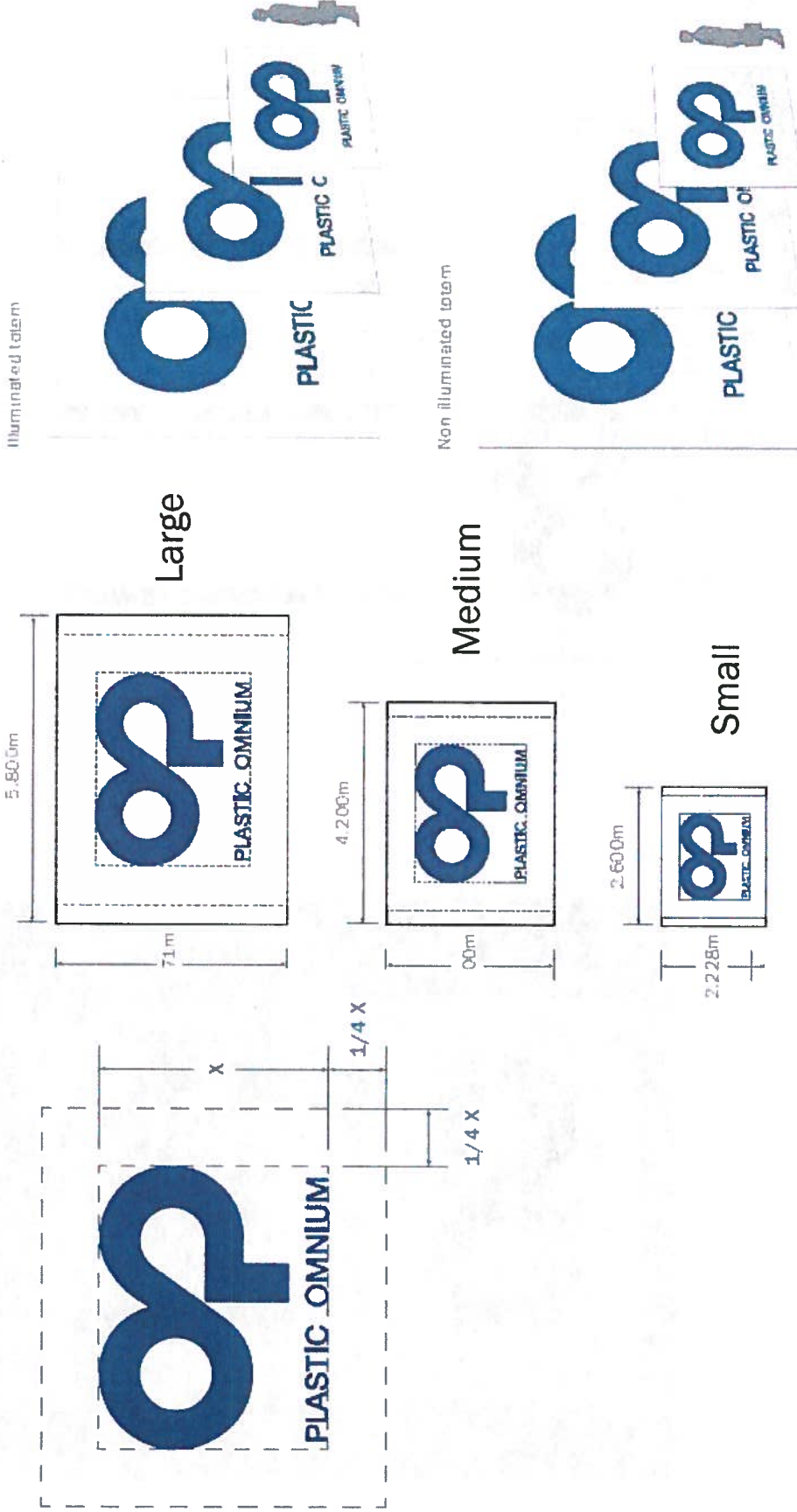
AUTO EXTERIOR DIVISION



# GREER ( SC ) - Logos

3

See specifications 2015 06 15 PLASTIC OMNIUM - CHARTE ARCHI



FEBRUARY 28TH, 2017

CONFIDENTIAL

AUTO EXTERIOR DIVISION



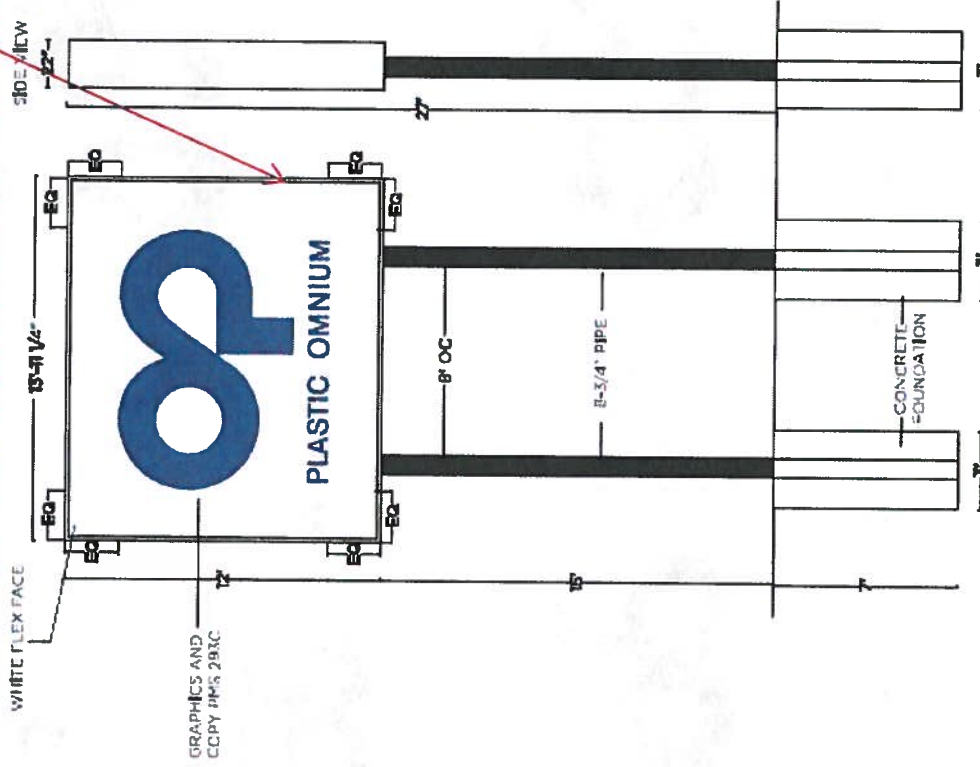


# GREER ( SC ) – Totem / Large logo

Spartanburg  
County Property

4

PROPOSED



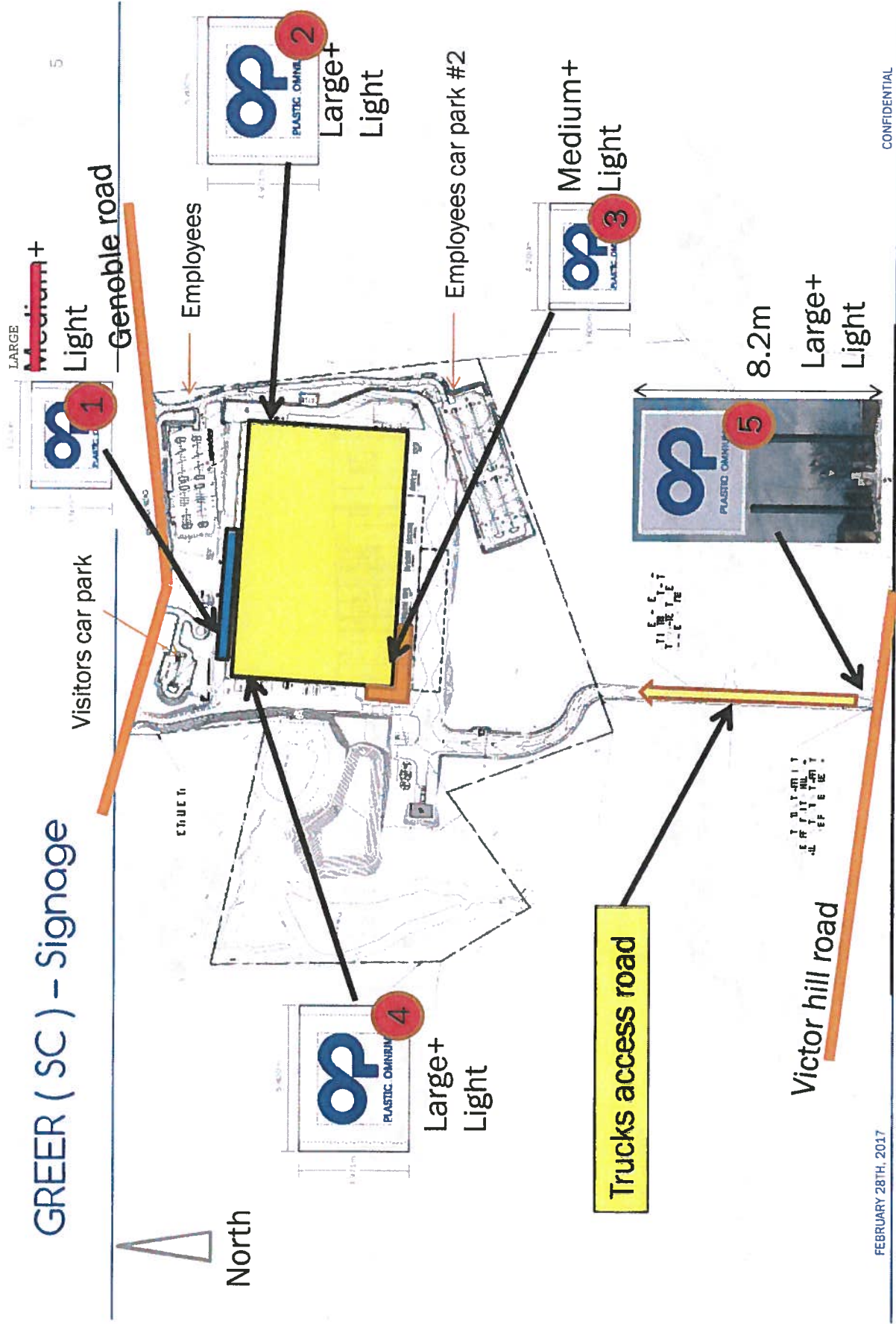
CONFIDENTIAL

AUTO EXTERIOR DIVISION





# GREER ( SC ) – Signage



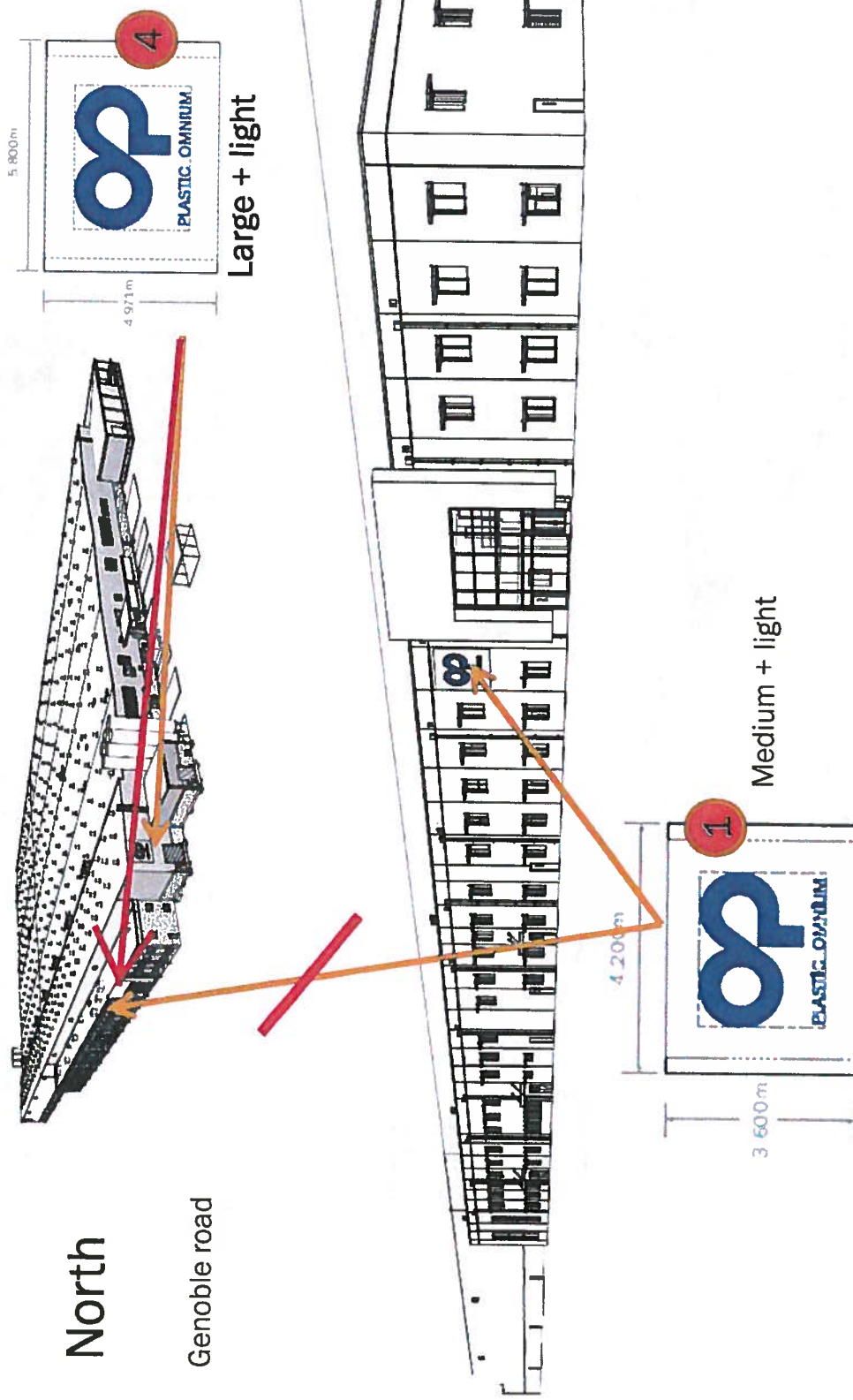
FEBRUARY 28TH, 2017

AUTO EXTERIOR DIVISION

CONFIDENTIAL



## GREER (SC) - Signage



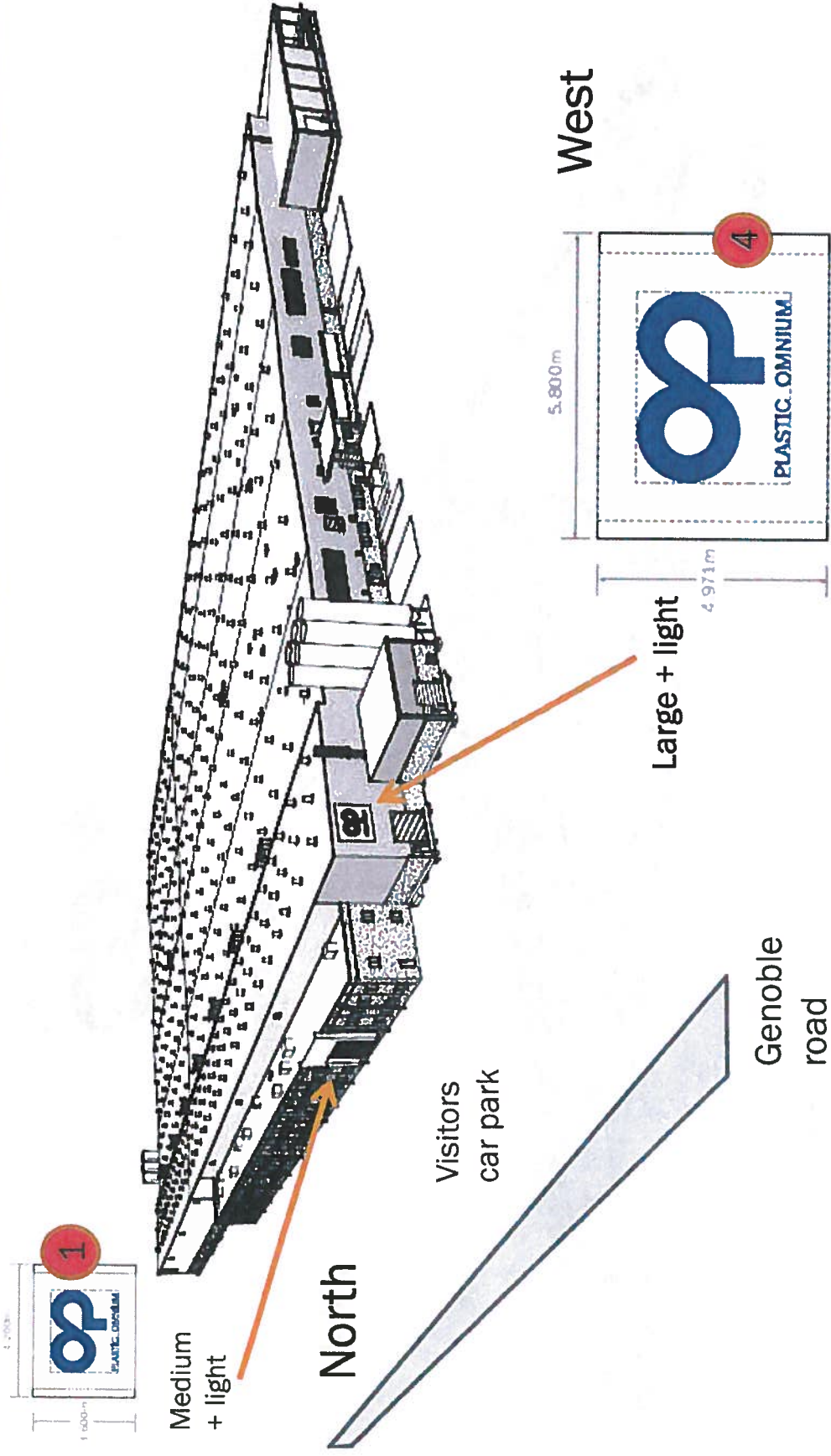
FEBRUARY 28TH, 2017

**AUTO EXTERIOR DIVISION**

**CONFIDENTIAL**



# GREER ( SC ) – Signage



FEBRUARY 28TH, 2017

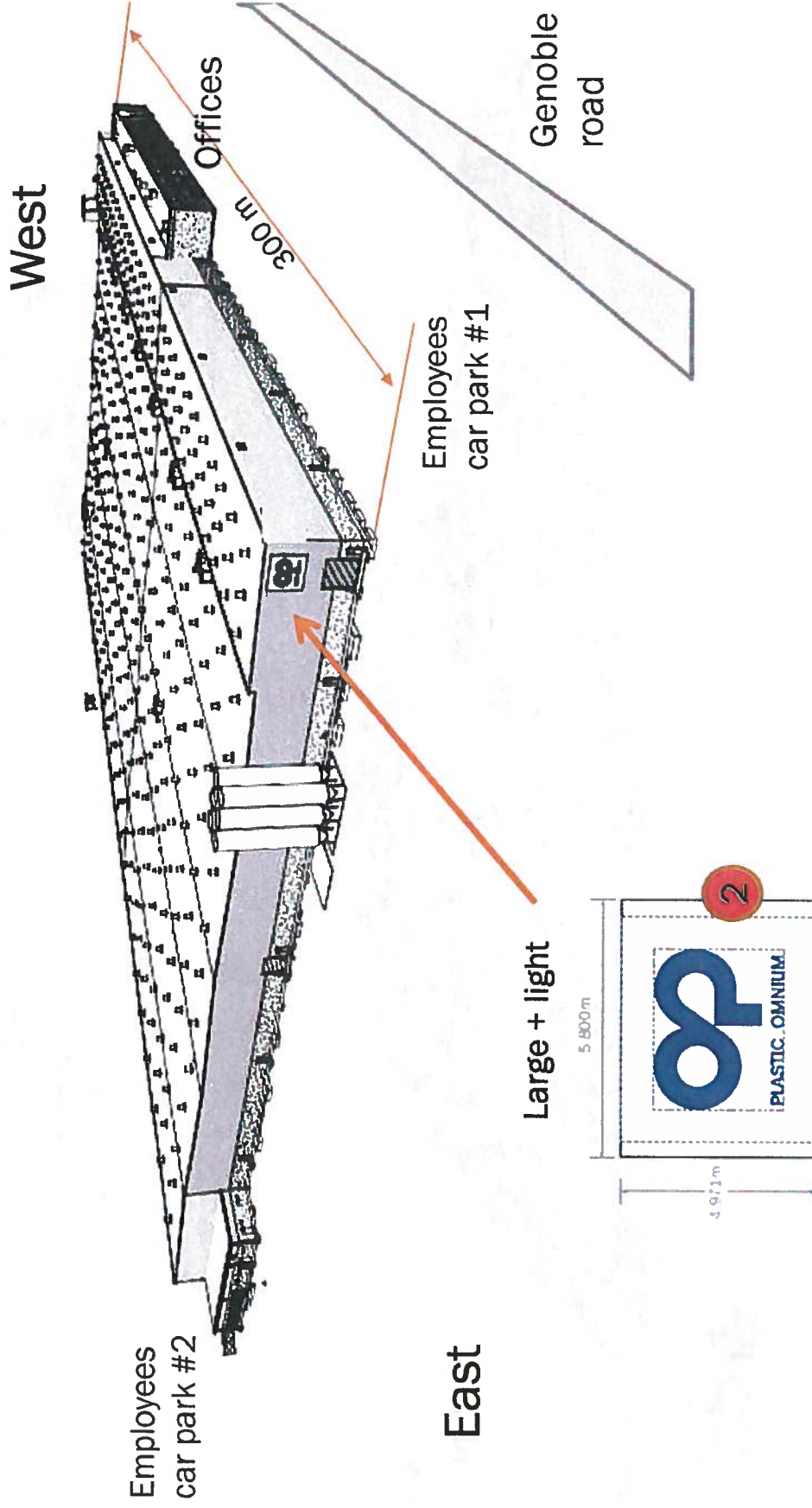
CONFIDENTIAL

AUTO EXTERIOR DIVISION





# GREER ( SC ) – Signage



FEBRUARY 28TH, 2017

CONFIDENTIAL

AUTO EXTERIOR DIVISION

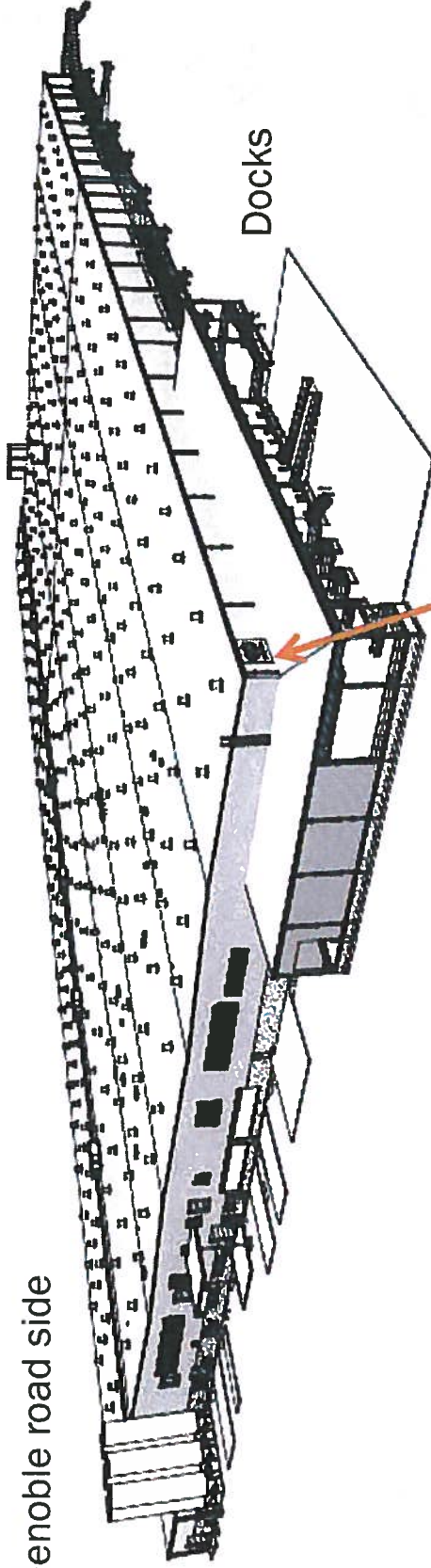


# GREER ( SC ) – Signage

9

North

Genoble road side



Docks

West



Trucks access  
only from  
Victor Hill road



Medium + light

FEBRUARY 28TH, 2017

AUTO EXTERIOR DIVISION

CONFIDENTIAL



DOC.	REL.#	DATE	DESCRIPTION
1	1	12/10/2013	ISSUED FOR PERMIT
2	2	01/15/2014	REVISIONS
3	3	02/10/2014	REVISIONS
4	4	03/10/2014	REVISIONS
5	5	04/10/2014	REVISIONS
6	6	05/10/2014	REVISIONS
7	7	06/10/2014	REVISIONS
8	8	07/10/2014	REVISIONS
9	9	08/10/2014	REVISIONS
10	10	09/10/2014	REVISIONS
11	11	10/10/2014	REVISIONS
12	12	11/10/2014	REVISIONS
13	13	12/10/2014	REVISIONS
14	14	01/10/2015	REVISIONS
15	15	02/10/2015	REVISIONS
16	16	03/10/2015	REVISIONS
17	17	04/10/2015	REVISIONS
18	18	05/10/2015	REVISIONS
19	19	06/10/2015	REVISIONS
20	20	07/10/2015	REVISIONS
21	21	08/10/2015	REVISIONS
22	22	09/10/2015	REVISIONS
23	23	10/10/2015	REVISIONS
24	24	11/10/2015	REVISIONS
25	25	12/10/2015	REVISIONS
26	26	01/10/2016	REVISIONS
27	27	02/10/2016	REVISIONS
28	28	03/10/2016	REVISIONS
29	29	04/10/2016	REVISIONS
30	30	05/10/2016	REVISIONS
31	31	06/10/2016	REVISIONS
32	32	07/10/2016	REVISIONS
33	33	08/10/2016	REVISIONS
34	34	09/10/2016	REVISIONS
35	35	10/10/2016	REVISIONS
36	36	11/10/2016	REVISIONS
37	37	12/10/2016	REVISIONS
38	38	01/10/2017	REVISIONS
39	39	02/10/2017	REVISIONS
40	40	03/10/2017	REVISIONS
41	41	04/10/2017	REVISIONS
42	42	05/10/2017	REVISIONS
43	43	06/10/2017	REVISIONS
44	44	07/10/2017	REVISIONS
45	45	08/10/2017	REVISIONS
46	46	09/10/2017	REVISIONS
47	47	10/10/2017	REVISIONS
48	48	11/10/2017	REVISIONS
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51	51	02/10/2018	REVISIONS
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55	55	06/10/2018	REVISIONS
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57	57	08/10/2018	REVISIONS
58	58	09/10/2018	REVISIONS
59	59	10/10/2018	REVISIONS
60	60	11/10/2018	REVISIONS
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63	63	02/10/2019	REVISIONS
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87	87	02/10/2021	REVISIONS
88	88	03/10/2021	REVISIONS
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90	90	05/10/2021	REVISIONS
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92	92	07/10/2021	REVISIONS
93	93	08/10/2021	REVISIONS
94	94	09/10/2021	REVISIONS
95	95	10/10/2021	REVISIONS
96	96	11/10/2021	REVISIONS
97	97	12/10/2021	REVISIONS
98	98	01/10/2022	REVISIONS
99	99	02/10/2022	REVISIONS
100	100	03/10/2022	REVISIONS

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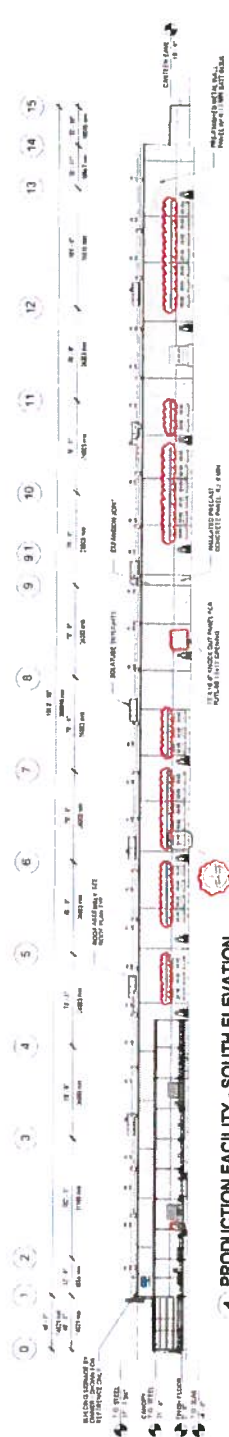
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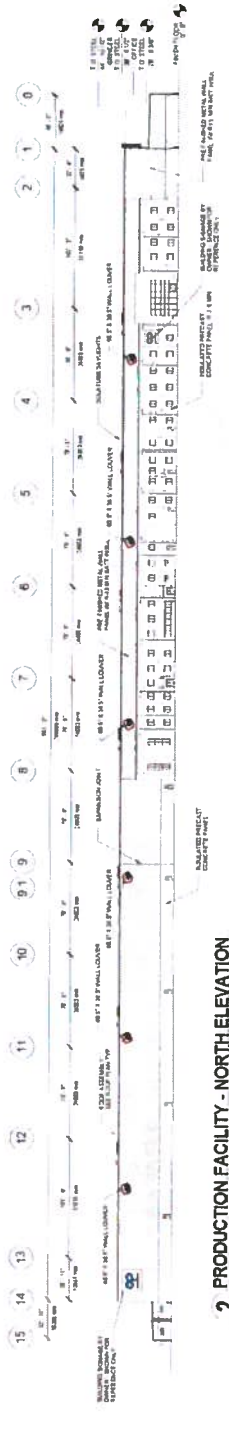
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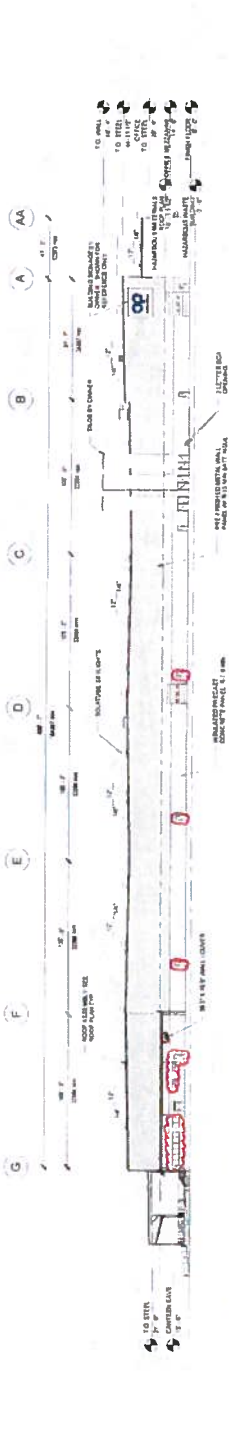
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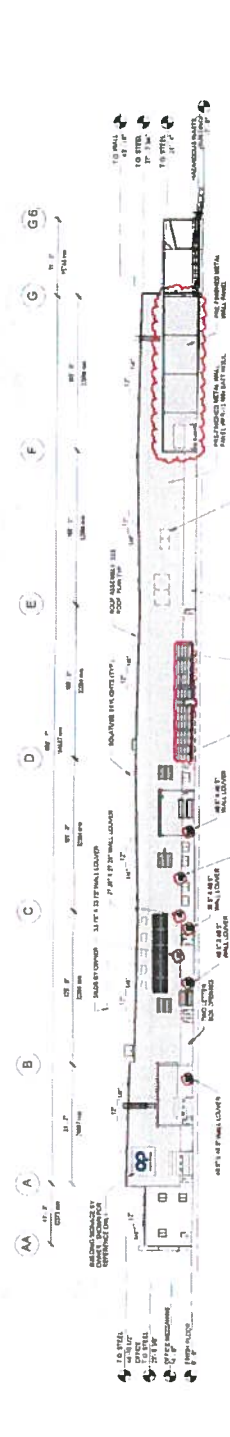
1 PRODUCTION FACILITY - SOUTH ELEVATION



2 PRODUCTION FACILITY - NORTH ELEVATION



3 PRODUCTION FACILITY - EAST ELEVATION



4 PRODUCTION FACILITY - WEST ELEVATION