



AGENDA
BOARD OF ZONING APPEALS
301 E. Poinsett Street Greer SC 29651
August 7, 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. Call to Order
- B. Opening Remarks
- C. Approval of Minutes

II. PUBLIC HEARING

- A. August BZA Cases

III. OLD BUSINESS

IV. NEW BUSINESS

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
8/7/2017

Call to Order

Category Number: I.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
8/7/2017

Opening Remarks

ATTACHMENTS:

Description	Upload Date	Type
☐ Opening Remarks	7/31/2017	Exhibit

OPENING REMARKS

This afternoon's Public Hearing is being held by the Board of Zoning Appeals on August 7, 2017, to review 4 variances. This meeting is being recorded and will be on file for public view.

Is there anyone present on the Board whom would need to disqualify themselves from the cases being reviewed this afternoon? If so, please state your name and the case for the record and complete a recusal form from staff. At the time the case is being reviewed, that person will need to step down from the panel.

Staff will present the basic information for the case and give their recommendation. At the end of the presentation, the applicant will be given 10 minutes to discuss the proposal, and any citizens who wish to speak in favor or opposition of the request will be given 5 minutes to speak. All speakers should come to the podium to make their comments beginning with their name and address. After the public hearing concludes on each case, the Board will vote on each case. Please contact the Planning and Zoning Staff at your convenience to move forward with next steps. You may be excused from the meeting after your case is complete. However, to keep the meeting running smoothly and to ensure that applicants and the Board can hear the comments being presented by Staff, please exit quietly and take up any additional conversations outside of this room. Thank you.

At this time, the Board will consider the first case.

Category Number: I.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
8/7/2017

Approval of Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ July 10, 2017 Minutes	7/31/2017	Exhibit



City of Greer Board of Zoning Appeals Minutes July 10, 2017

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

Member(s) Absent: Allison Ringer, Chairman

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

I. Advisory Meeting

a. Call to Order

Keven Duncan, Vice Chairman, called the meeting to order at 5:35 p.m.

b. Opening Remarks

Mr. Duncan read the Opening Remarks

c. Approval of Minutes from June 5, 2017

Glendora Massey made a motion to approve the minutes as corrected. William Henry seconded the motion. The motion carried with a vote of 5 to 0. Monica Y. Ragin abstained from the vote. Allison Ringer was absent from the vote.

II. Public Hearing

a. July BZA Cases

Bandon McMahan presented the Staff Reports and PowerPoint presentations for the following cases to the Board.

1. BZA 2017-18 Providence Baptist Church 215/217 Randall Street

Paul Dean, applicant, spoke in favor of case BZA 2017-18 and said that he felt the church needed to be in downtown.

Mr. Henry asked Mr. Dean if the parking for the church would be sufficient in the downtown area. Mr. Dean replied yes, it would accommodate about 100 people.

Dr. McAbee made a motion to approve BZA 2017-18. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0.

The following 3 cases were discussed and presented as 1 as they all pertain to the same sign.

2. BZ-V 2017-19 St. Clair Signs/Greer Flooring 913 N. Main St

- | | | |
|-----------------|--------------------------------|----------------|
| 3. BZ-V 2017-20 | St. Clair Signs/Greer Flooring | 913 N. Main St |
| 4. BZ-V 2017-21 | St. Clair Signs/Greer Flooring | 913 N. Main St |

Rusty Harrison, St. Clair Signs, explained the size and location of the sign for Greer Flooring to the Board.

Mr. Henry asked Mr. Harrison if this company had ever had a freestanding sign before. Mr. Harrison advised the Board that Greer Flooring had not had a freestanding sign before this request.

Mr. Henry made a motion to approve case BZ-V 2017-19. Ms. Lynn seconded the motion. The motion carried with a vote of 5-0. Dr. McAbee abstained from the vote.

Ms. Lynn made a motion to approve case BZ- V 2017-20. Mr. Henry seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote.

Ms. Massey made a motion to approve case BZ-V 2017-21. Dr. Ragin seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote.

Kelli McCormick advised the Board that the applicants for the following cases were not present and it would be up to the Board if they decided to review the cases. Ms. McCormick proceeded to get Travis Garrett, applicant representing Plastic Omnium Auto Exterior LLC, on the phone per the Boards request to answer any questions.

- | | | |
|-----------------|----------------------------------|----------------|
| 3. BZ-V 2017-22 | Plastic Omnium Auto Exterior LLC | 310 Genoble Rd |
| 4. BZ-V 2017-23 | Plastic Omnium Auto Exterior LLC | 310 Genoble Rd |
| 5. BZ-V 2017-24 | Plastic Omnium Auto Exterior LLC | 310 Genoble Rd |

Mr. Henry asked Mr. Garrett why the company wanted a sign on the roof. Mr. Garrett advised the Board that it is company policy to have a sign on the roof when the building is in proximity to an airport.

Dr. McAbee asked staff to explain their recommendation for approval for the roof signage for BZ-V 2017-24. Ms. McCormick advised the Board that when considering roof signage, staff's interpretation is that roof signage, are signs that project from the roof. Staff doesn't consider a flat sign on a roof that is visible by planes a roof sign.

Dr. McAbee asked staff if approving case BZ-V 2017-24 would set a precedence for future cases. Ms. McCormick advised the Board that each variance is always considered on its own purpose. She stated that there has been a previous approval for a roof sign to be seen by Google Earth at The Strip Club but doesn't know if that case was heard by the Board of Zoning Appeals or if it was approved by Staff.

Dr. McAbee stated his concern that the Board has been asked to grant more variances recently than in the past. He is concerned about fairness to previous businesses that are meeting the requirements of the Ordinance. He stated that he thinks these kinds of matters should go the Mayor and City Administrator so that the Ordinance could be updated to address all the new issues that are coming up, and will hold all businesses to the same standards. He then stated that for this reason, he abstained from the previous cases votes, BZ-V 2017-19, BZ-V 2017-20, and

BZ-V 2017-21, and would be abstaining from the vote for cases BZ-V 2017-22, BZ-V 2017-23, and BZ-V 2017-24, because he thinks these matters should be dealt with by City Council to update the City Ordinances. He stated that because the Board of Zoning Appeals decisions are legally binding and can be appealed in Circuit Court, that the decisions made by the BZA do set a legal precedence that can be used in a court of law and can later be challenged.

Ms. McCormick stated that there may be a more stringent approach to the Ordinance taking place now, due to new staff, and that the amount of growth in the City contributes to the number of variances that are coming before the Board.

Mr. Price stated that he agreed that with the growth in the City, reviewing the Ordinance would be beneficial.

Ms. McCormick stated that she would put together a report to present to City Council to address these concerns.

Ms. Lynn made a motion to approve case BZ-V 2017-22. Dr. Ragin seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote.

Mr. Henry made a motion to approve case BZ-V 2017-23. Dr. Ragin seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote.

Ms. Lynn made a motion to approve case BZ-V 2017-24. Dr. Ragin seconded the motion. The motion carried with a vote of 4 to 1. Dr. Ragin voting in opposition. Dr. McAbee abstained from the vote.

Mr. Price stated that case BZ-V 2017-24 does need to be a case to discuss with City Council because this case could set a legal precedence.

III. Old Business -None

IV. New Business – None

V. Executive Session – None

VI. Adjourn

Meeting adjourned at 6:13 p.m.



AGENDA
BOARD OF ZONING APPEALS
8/7/2017

August BZA Cases

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Powerpoint	7/31/2017	Exhibit
<input type="checkbox"/> Napa Sign Application	7/31/2017	Exhibit
<input type="checkbox"/> Trinity Church Application 1	7/31/2017	Exhibit
<input type="checkbox"/> Trinity Church Application 2	7/31/2017	Exhibit
<input type="checkbox"/> Trinity Church Application 3	7/31/2017	Exhibit



City of Greer, SC

Board of Zoning Appeals

BZV 2017-25

APPLICANT:	Advantage Permitting Services
ADDRESS:	1301 W. Wade Hampton Blvd Suite F (Napa Auto Parts)
PARCEL ID NUMBER:	T01701050220
USE SOUGHT:	Variance
REQUEST:	Signage

BZV 2017-25



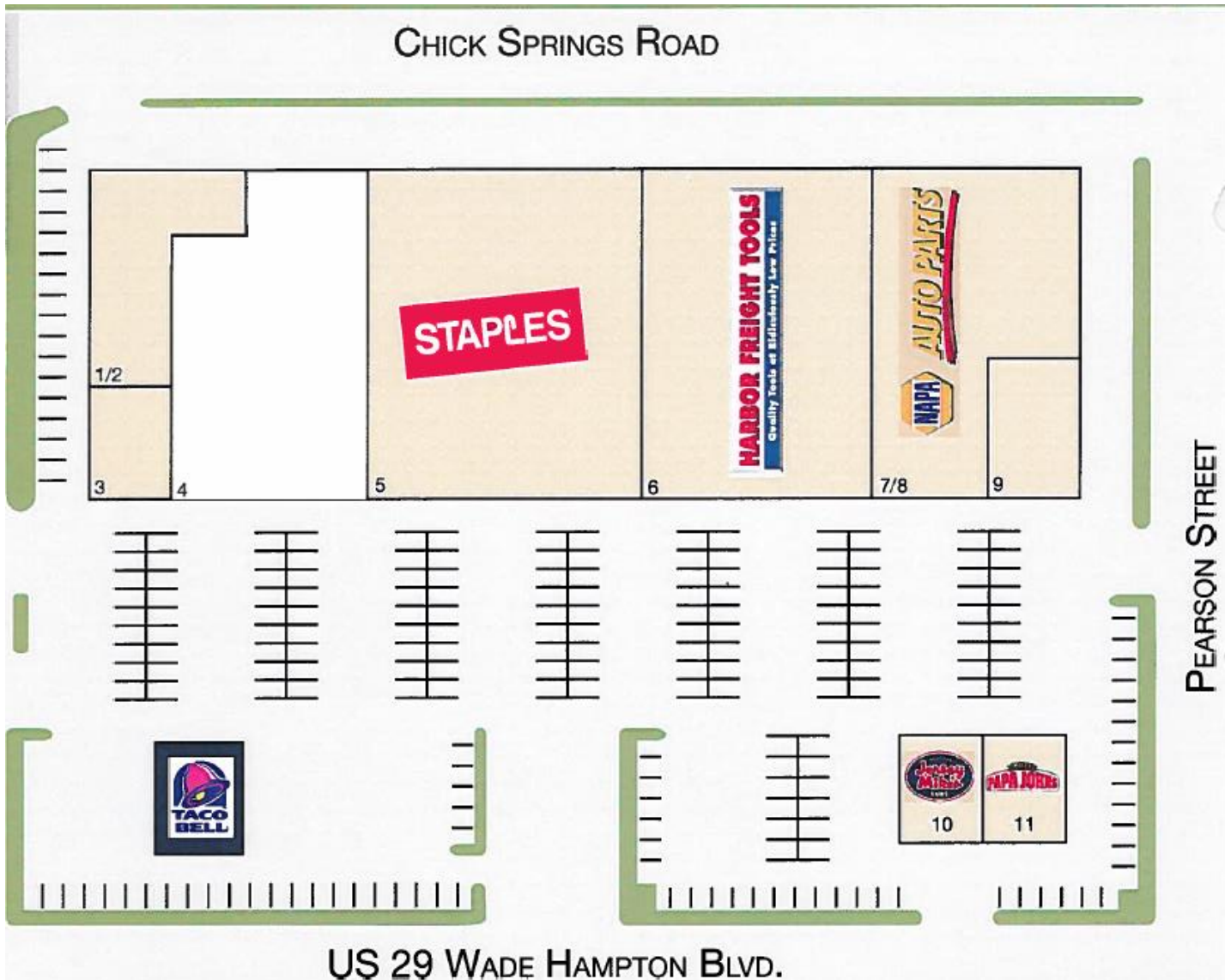
BZV 2017-25



BZV 2017-25



BZV 2017-25



BZV 2017-25



Qty: 1 - LED Illuminated Logo, Letterset & Swoosh
Flush Mounted



BZV 2017-25

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
SHOPPING CENTERS & OTHER MULTI-TENANT BUILDINGS WHERE EACH TENANT HAS AN ENTRANCE FROM THE OUTSIDE	<1,500 S.F.	32 S.F. OR 10% OF GROUND FLOOR AFSF, WHICHEVER IS GREATER	1	ON THE GROUND FLOOR FAÇADE AT LEAST 2 FT FROM THE EDGE	INTERNAL UP TO 100%
	>1,500 S.F.	150 S.F. OR 7.5% OF GROUND FLOOR AFSF, WHICHEVER IS GREATER, NOT EXCEED 300 S.F.	UP TO 3 WITH 1 SIGN MIN. OF 50% ALLOWABLE S.F.		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					

BZV 2017-25

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

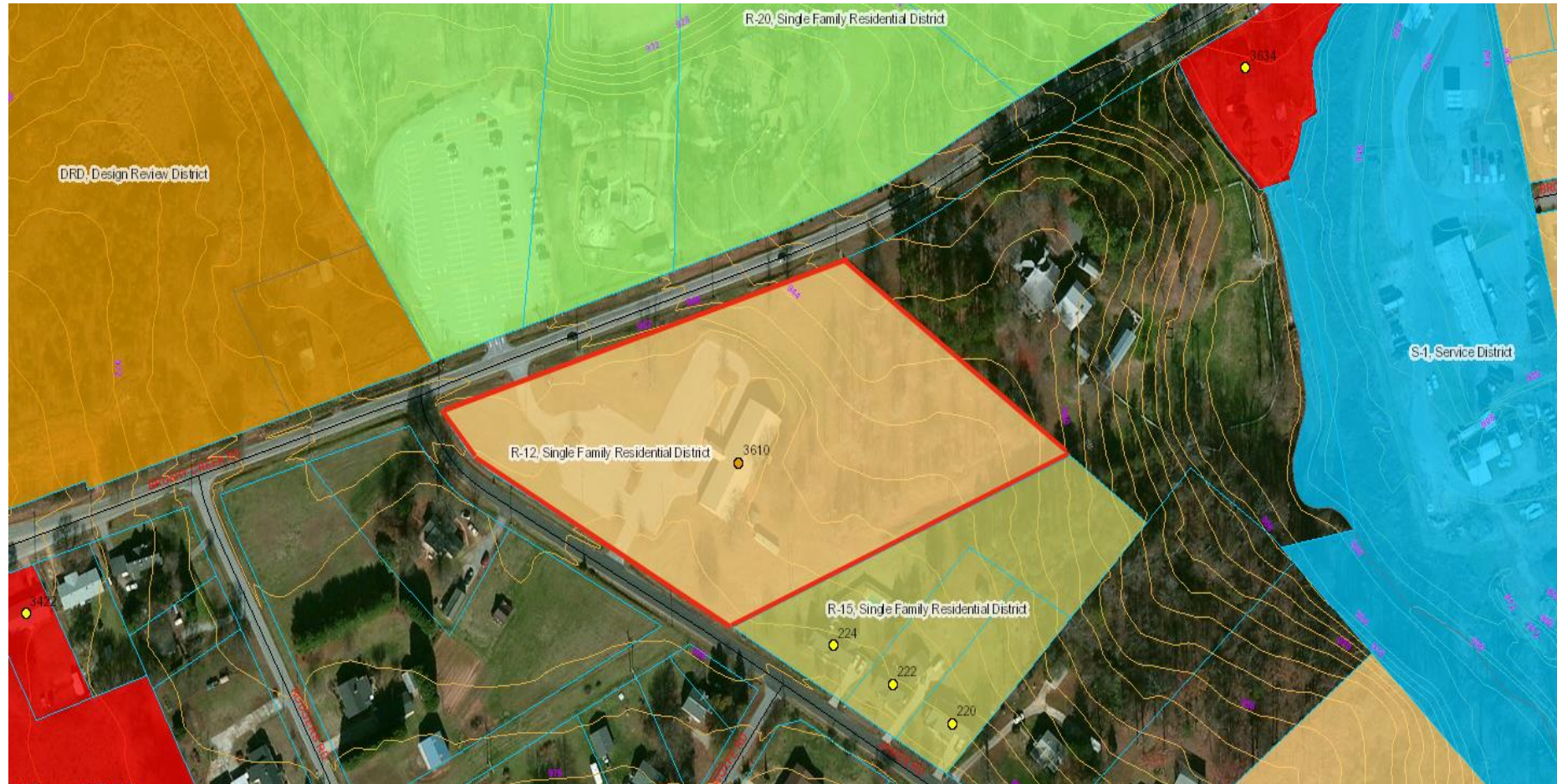
- (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property; **The request meets this requirement. The business façade is setback over 315 feet from the center line of Wade Hampton Blvd and has several other business located in front of the building.**
- (b) these conditions do not generally apply to other property in the vicinity; **The request meets this requirement. Most of the businesses located on this corridor are highly visible from the roadway. This business is located in a shopping center behind a several other business directly off of Wade Hampton Blvd.**
- (c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; **The request meets this requirement. This sign would be more in line with the other retailers in this shopping center. If it were not the requested size, it would substantially reduce the visibility of the business.**
- (d) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. **The request meets this requirement. This is a fully commercial/non-residential intersection.**

STAFF RECOMMENDATION: Approval

BZV 2017-26, 27, 28

APPLICANT:	Trinity Fellowship Church
ADDRESS:	3610 Brushy Creek Rd
PARCEL ID NUMBER:	G004000102300
USE SOUGHT:	Variance
REQUEST:	Signage

BZV 2017-26, 27, 28



BZV 2017-26, 27, 28



BZV 2017-26, 27, 28



BZV 2017-26, 27, 28



Perforated Aluminum Sides
For Heat Dissipation

Internally Illuminated Cabinet w/
White Push-Through Acrylic Copy
Painted Dark Duranodic Bronze with
Green(11B306) Decorative Top and
1/8" Aluminum Pastor Panel Applied to Face
Green(11B306) w/ Duranodic Bronze Copy
Electronic Message Center (Shown 18 7/8"x85 1/16")
w/ 1/4" Aluminum Dimensional Address Number
Secured to Stone Base

Sheet NO.	Rev. # /date/notes	SPECIFICATIONS	Date	Drawn by	Checked by
Sheet 1 of 1		MATERIALS: as noted	05/12/17	M. R.	M. W.
		SIZE: as noted	05/17/17		
		COLORS: duranodic bronze, white, green(approx. pms 360)	05/31/17		
		# FACES: 2	06/07/17		
		Qty: 1	07/17/17		
Job #	File Origin: 2017 2017Trinity Fellowship Church\Trinity Monument Options.cdr				
Scale 1/2" = 1'	CUSTOMER: LOCATION:				

GARFIELD
SIGNS & GRAPHICS
203 Ford Street Greer, SC 29650
Ph. (864) 848-0911 FAX (864) 848-0903

BZV 2017-26, 27, 28

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

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:

E. Moving signs, including pennants, except time/temperature signs.

BZV 2017-26: 8:6.3 Sign Height 9.83 Ft

BZV 2017-27: 8:6.3 Sign Size 55.89 ft²

BZV 2017-28: 8:4.E Moving signs

BZV 2017-26, 27, 28

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

- (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property; **The request meets this requirement. Although this is zoned residential, churches are permitted by Special Exception. This part of Brushy Creek Road is adjacent to a high traffic public park and across from a new high density development. The size increase, height increase, and electronic components of this sign are acceptable at this location.**
- (b) these conditions do not generally apply to other property in the vicinity; **The request meets this requirement. Other properties in this area are either commercially zoned or functioning in a residential capacity.**
- (c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; **The request meets this requirement. Prohibiting a slightly larger sign with an electronic reader board is unreasonably restrictive.**
- (d) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. **The request meets this requirement. Directly across the street is Century Park with a similar size sign.**

STAFF RECOMMENDATION:

BZV 2017-26 Approval (Sign Height)

BZV 2017-27 Approval (Sign Square Footage)

BZV 2017-28 Approval (Moving Sign)



Greer

City of Greer, SC

Board of Zoning Appeals

RECEIVED JUL 10 2017



**NOTICE OF APPEAL
BOARD OF ZONING APPEALS**

Date Filed: 7/10/2017 **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

APPLICANT(S): [print] Sherri Hartsell representing NAPA Auto Parts
Address: 414 Russell St Kannapolis, NC 28083
Telephone: (work) 704 791 9789 (home) _____ (email) sherri@advantage-permits.com
OWNER(S) [if other than Applicant]: RCG Greer LLC
Address: 3060 Peachtree Rd NW Atlanta, GA 30305
Telephone: 404-816-5454
PROPERTY ADDRESS: 1301 W Wade Hampton Blvd. Suite F Greer, SC
Tax Map Number: T01701050220 **Plat Book:** _____ **Page:** _____
Zoning District: C-3 **Lot Dimensions:** _____

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.

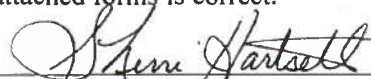
Date: 7/10/2017

see attached letter of authorization

Owner signature(s)

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

Date: 7/10/2017


Applicant signature(s)



**ACTION OF ZONING OFFICIAL-FORM 1
BOARD OF ZONING APPEALS**

Date Filed: _____ Case Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described in the Notice of Appeal on the grounds that:

- ☐ granting an application for a permit to _____
☒ denial of an application for a permit to install wall sign for NAPA - 160 SQ FT

was erroneous and contrary to provisions of the zoning ordinance in Section 8:6.4; or other action or decision of the Zoning Official was erroneous as follows:

This zoning district is allowed 10% of the wall area. 10% would allow NAPA 86 SQ FT

2. Applicant is aggrieved by the action or decision in that:

The allowable sign of 86 SQ FT would be out of character with the other signs in the shopping center.

3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:

10% of the wall elevation

4. Applicant requests the following relief:

NAPA request at larger sign on the front of the building. The sign requested is 160 SQ FT

Date: 7/10/2017


Applicant Signature



**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): 8:6.4

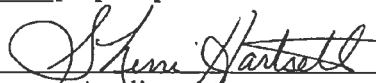
so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: To allow NAPA auto parts a larger wall sign

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: NAPA shares their frontage with a smaller tenant
The actual square footage of the store is 7,119 SQ FT
 - b. These conditions do not generally apply to other property in the vicinity as shown by: Other tenants in the shopping center have much larger signs. NAPA would like to be compatible with other tenants
 - 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: Existing signs on nearby tenants would substantially reduce the visibility or advertising impact on a conforming sign on NAPA's tenant space.
 - 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 larger sign would be more compatible with the other signs in the shopping center. This sign would be more uniform in size.

3. The following documents are submitted in support of this application: _____
[A plot plan must be submitted.]

Date: 7/10/2017


Applicant signature



**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: Larger wall sign for tenant

which is a permitted special exception under the district regulation in Section(s) 8:6.4 of the Zoning Ordinance.
2. Applicant will meet the standards in Section(s) 8:6.4 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: To be allowed 18.5% of the wall area in this case. This will allow
adequate and effective signage for NAPA
4. The following documents are submitted in support of this application: Elevation drawings
site plan, sign drawings. [A plot plan must be submitted.]

Date: _____

Applicant signature

Peachtree Shopping Center

1301 W Wade Hampton Blvd, Greer, SC 29650

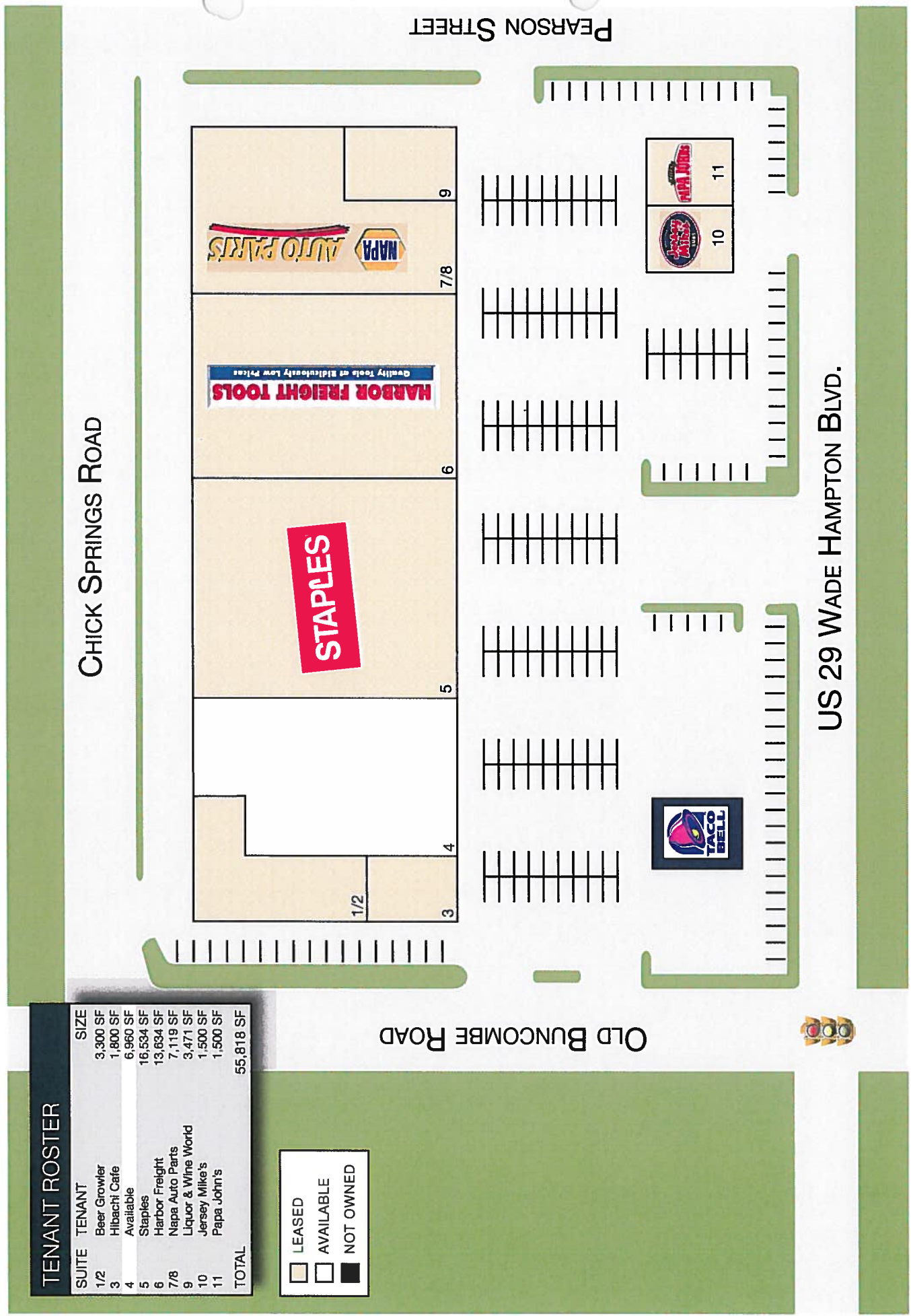


TENANT ROSTER		
SUITE	TENANT	SIZE
1/2	Beer Growler	3,300 SF
3	Hibachi Cafe	1,800 SF
4	Available	6,960 SF
5	Staples	16,534 SF
6	Harbor Freight	13,634 SF
7/8	Napa Auto Parts	7,119 SF
9	Liquor & Wine World	3,471 SF
10	Jersey Mike's	1,500 SF
11	Papa John's	1,500 SF
TOTAL		55,818 SF

LEASED

AVAILABLE

NOT OWNED



ILLUMATECH, INC.

3000 Main Street Baker, LA 70714

T: 770-928-3555 F: 678-868-2047

SIGNS & LIGHTING

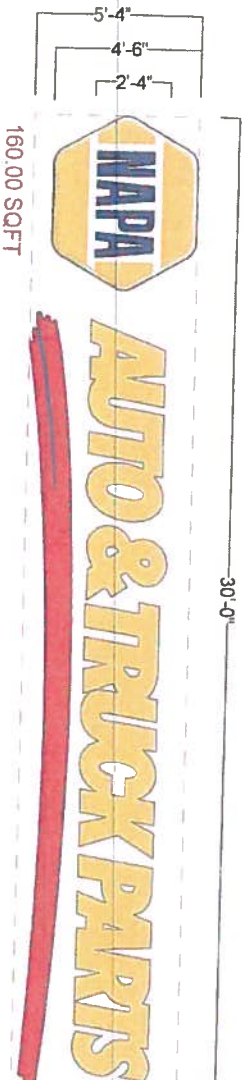
Existing Signage



Proposed Signage



Qty: 1 - LED Illuminated Logo, Letterset & Swoosh
Flush Mounted



Description: Front Elevation - Option C

Location: 1305 West Wade Hampton Blvd Greer SC



Sign & Lighting Maintenance
LED Sign Lighting
Parking Lot Light Maintenance
Sign Maintenance and Conversion
Sign Construction & Engineering
Sign Replacement & Erection
Replacement Faces



This is an original drawing created by Illumatech, Inc. It is submitted for your personal use, however, it shall at ALL times remain the property of Illumatech, Inc. It may only be used in connection with the project being planned for you by Illumatech, Inc. You are NOT authorized to show these drawings to anyone outside of your organization, nor are they to be reproduced, used, copied or exhibited in any other fashion.

CLIENT	NAPA
LOCATION	1305 West Wade Hampton Blvd Greer SC
PURPOSE	Conceptual - For Approval
SALES REP	
FILENAME	
DESIGNER	DRR
DATE	06/20/17
APPROVAL	
SCALE	
PAGE #	3 of 5
NOTES	





**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

APPLICANT(S): [print] Mitchell Ward
Address: 3610 Brushy Creek Rd, Greer, SC 29650
Telephone: (work) 864-877-0411 (home) _____ (email) mitche11@GwfieldSigns.com
OWNER(S) [if other than Applicant]: First Assembly of God TRS the
Address: 3610 Brushy Creek Rd, Greer, SC 29650
Telephone: 864-877-0419
PROPERTY ADDRESS: 3610 Brushy Creek Rd, Greer SC, 29650
Tax Map Number: 6004000102300 **Plat Book:** 00000 4-C **Page:** 189
Zoning District: 285 **Lot Dimensions:** 5.90 Acreage

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: 7-20-17

Applicant signature(s)



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): Sign height, Sign 8.6.3 Height
Sq. footage, and Reader board/message board in Residential area, 8.6.3 Sq. Ft.
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: A Commercial Property 8.4E moving Sign
"church" to be able to have new sign built.
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: Church operating in Residential area
 - b. These conditions do not generally apply to other property in the vicinity as shown by: Church operating in Residential area
 - 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: Prevent Church From advertising Events & Services
 - 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: Sign will enhance updates along Brushy Creek - More in line with signs being installed - Modern Sign
3. The following documents are submitted in support of this application: Drawing
plat - Copies of forms [A plot plan must be submitted.]

Date: 7-21-17

Applicant signature



**NOTICE OF APPEAL
BOARD OF ZONING APPEALS**

Date Filed: _____ **Case Number:** _____

INSTRUCTIONS

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

APPLICANT(S): [print] Mitchell Ward
Address: 3610 Brushy Creek Rd, Greer, SC 29650
Telephone: (work) 864-877-0411 (home) _____ (email) mitche11@GwfieldSigns.com
OWNER(S) [if other than Applicant]: First Assembly of God TRS the
Address: 3610 Brushy Creek Rd, Greer, SC 29650
Telephone: 864-877-0419
PROPERTY ADDRESS: 3610 Brushy Creek Rd, Greer SC, 29650
Tax Map Number: G004000102300 **Plat Book:** 00000 4-C **Page:** 189
Zoning District: 285 **Lot Dimensions:** 5,90 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: 7-20-17

Applicant signature(s)



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): Sign height, Sign 8.6.3 Height
Sq. footage, and Reader board/message board in Residential area, 8.6.3 sq. Ft.
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: A Commercial Property
"church" to be able to have new sign built. 8.4E moving 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: Church operating in Residential area
- b. These conditions do not generally apply to other property in the vicinity as shown by: Church operating in Residential area
- 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: Prevent Church From advertising Events & Services
- 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: Sign will enhance updates along Brushy Creek - More in line with signs being installed - Modern sign
3. The following documents are submitted in support of this application: Drawing
Plot & Copies of Forms [A plot plan must be submitted.]

Date: 7-21-17

[Signature]
Applicant signature



**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

APPLICANT(S): [print] <u>Mitchell Ward</u>		
Address: <u>3610 Brushy Creek Rd, Greer, SC 29650</u>		
Telephone: (work) <u>864-877-0411</u>	(home) _____	(email) <u>mitchell@GarfieldSigns.com</u>
OWNER(S) [if other than Applicant]: <u>First Assembly of God TRS the</u>		
Address: <u>3610 Brushy Creek Rd, Greer, SC 29650</u>		
Telephone: <u>864-877-0419</u>		
PROPERTY ADDRESS: <u>3610 Brushy Creek Rd, Greer SC, 29650</u>		
Tax Map Number: <u>6004000102300</u>	Plat Book: <u>285-4-C</u>	Page: <u>189</u>
Zoning District: <u>285</u>	Lot Dimensions: <u>5.90 Acres</u>	

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Date: _____

Owner signature(s)

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Applicant signature(s)



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Date: 7-21-17

[Signature]
Applicant signature