



AGENDA
BOARD OF ZONING APPEALS
City Hall, 301 E. Poinsett Street, Greer, SC 29651
April 2, 2018 @ 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. March 2018 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. OLD BUSINESS

IV. NEW BUSINESS

- A. BZA 2018-07 (Special Exception)
The Southern Growl - Matt Bowes

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
4/2/2018

March 2018 Minutes

ATTACHMENTS:

Description	Upload Date	Type
☐ March 2018 Minutes	3/16/2018	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

March 5, 2018

Members Present: Allison Ringer, Chairman
Thomas McAbee, Vice Chairman
Steve Griffin
Monica Ragin Hughey
Glendora Massey
Robbie Septon

Member(s) Absent: Lisa H. Lynn

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

I. Advisory Meeting

a. Call to Order

Allison Ringer, Chairman, called the meeting to order and read the opening remarks.

b. Approval of Minutes from February 5, 2018.

VOTE - Dr. McAbee made a motion to approve the minutes as submitted. Mr. Septon seconded the motion. The motion carried with a vote of 5 to 0. Dr. Hughey was absent from the vote.

II. Public Hearing

A. BZA 2018-02

Ms. Ringer opened the public hearing for BZA 2018-02.

Brandon McMahan read the docket information for BZA 2018-02 and presented several slides with supporting information.

There was no one to speak for or against this case. Ms. Ringer closed the public hearing.

B. BZA 2018-03

Ms. Ringer opened the public hearing for BZA 2018-03.

Brandon McMahan read the docket information for BZA 2018-03 and presented several slides with supporting information.

There was no one to speak for or against this case. Ms. Ringer closed the public hearing.

C. BZA 2018-04

Ms. Ringer opened the public hearing for BZA 2018-04.

Brandon McMahan read the docket information for BZA 2018-04 and presented several slides with supporting information.

There was no one to speak for or against this case. Ms. Ringer closed the public hearing.

D. BZA 2018-05

Ms. Ringer opened the public hearing for BZA 2018-05.

Brandon McMahan read the docket information for BZA 2018-05 and presented several slides with supporting information.

There was no one to speak for or against this case. Ms. Ringer closed the public hearing.

Dr. Hughey enters the meeting.

E. BZA 2018-06

Ms. Ringer opened the public hearing for BZA 2018-06.

Brandon McMahan read the docket information for BZA 2018-06 and presented several slides with supporting information.

There was no one to speak for or against this case. Ms. Ringer closed the public hearing.

III. Old Business -None

IV. New Business-

A. BZA 2018-02

Ms. Ringer read a brief statement about conducting the business meeting and opened a business meeting for BZA 2018-02.

Rex Rice, applicant from Realtylink Development, gave a brief overview of the request for a setback variance.

Mr. McMahan read the staff analysis and recommendation for BZA 2018-02 as follows:

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 property has three road frontages, and Ryans Corporate Way* is an L shape road along the eastern side of the property.**

(b) these conditions do not generally apply to other property in the vicinity; **The request**

meets this requirement. Other properties in the vicinity are more of a standard square shaped lot and only have road frontage on one side.

(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; This request meets this requirement. Requiring a 45ft setback along Ryans Corporate Way* 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. This is a fully commercial/nonresidential intersection.

Request is for a 25ft setback along Ryan's Corporate Way*

STAFF RECOMMENDATION: Approval

***Ryans Corporate Way is in process of being renamed Walter Brashier Drive.**

VOTE - Dr. McAbee made a motion to approve BZA 2018-02. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0.

B. BZA 2018-03

Ms. Ringer opened a business meeting for BZA 2018-03.

Butch Sims, applicant, stated that he would like to open a car lot on the property.

Dr. McAbee asked what plans Mr. Sims had for the property. Mrs. Sims stated that there was a fence on the property and he was not sure if he needed to put anything else on the property.

Mr. Septon asked if there were plans to put a permanent structure on the property. Mr. Sims stated that he was going to put a permanent structure on the property later but to use a mobile office trailer until that time. Mr. Septon asked what type of surfacing was going to be used on the property. Mr. Sims advised he was going to use gravel.

Mr. McMahan stated the facts of the case and gave staff's recommendation. He showed the Board the screening that is currently on the property using aerial views and google maps. He stated that if Mr. Sims uses a mobile office trailer he would be required to meet all building code and ADA requirements.

Mr. McAbee asked staff if the facts of the case meet the requirements of the ordinance. Mr. McMahan stated yes.

STAFF RECOMMENDATION: Approval

VOTE - Dr. McAbee made a motion to approve BZA 2018-03. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0.

C. BZA 2018-04

Ms. Ringer opened a business meeting for BZA 2018-04.

Jeff Randolph, applicant and member of Grace Church staff, gave a brief overview of the request and gave some general information about Grace Church and their other locations. He stated that they hoped to occupy the buildings by the first quarter of 2019. He stated that the goal of the church is to create street level activity, ensure design quality and compatibility, and enhance the tax base. He stated that they were intending to purchase the building in a for-profit entity and to capture the tax credits of the historic building.

Mr. McAbee asked Mr. Randolph to state for the record, if the church is classified as a profit or non-profit organization under the federal tax laws. Mr. Randolph said the church is non-profit but the church would be forming another entity to purchase the building for profit.

Mr. Griffin asked if there are any questions about parking on Sunday's for the church in downtown. Mr. Randolph stated that they have done an analysis and that they are in downtown now and have had no issues. He stated that they have not seen that problem at Grace Hall.

Mr. McMahan stated the facts of the case and gave staff's recommendation. He stated that C-1 does not have zoning requirements for commercial uses.

STAFF RECOMMENDATION: Approval

Mr. McAbee asked for the record, if the applicant is a non-profit religious organization that can be classified as a church. Mr. McMahan referred to the application and advised yes.

Mr. Septon asked about the open space around the property and the use of the entire building. Staff advised that the building currently has property lines going through it. Mr. Randolph stated that they have been in discussions with city staff and they understand that behind the building will be the new parking garage. He stated that the city would like to have access to Poinsett from the new parking garage, and they are currently discussing those options with the city.

VOTE – Dr. McAbee made a motion to approve BZA 2018-04. Mr. Septon seconded the motion. The motion carried with a vote of 6 to 0.

D. BZA 2018-05

Ms. Ringer opened a business meeting for BZA 2018-05.

Chris Lemack, applicant with EA Riverside LLC, gave a brief history and overview of the variance request.

Mr. McMahan read the staff analysis and recommendation for BZA 2018-05 as follows:

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. This property is developed with a mix**

of uses. At the time of site plan approval, this parking schematic was approved. It is currently developed and is not utilizing all of the parking with all tenant spaces filled.

(b) these conditions do not generally apply to other property in the vicinity; **The request meets this requirement.**

(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 requirement meets this requirement. Requiring additional parking for this parcel would be unreasonable because the property is already developed and the oversight does not violate any life safety codes.**

(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.**

Requested is to allow for 264 Parking Spaces instead of 320

STAFF RECOMMENDATION: Approval

VOTE – Dr. McAbee made a motion to approve BZA 2018-05. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0.

E. BZA 2018-06

Ms. Ringer opened a business meeting for BZA 2018-06.

Nepthali Saldana, applicant and resident of home, stated that he build a porch for the safety of his children. He asked that he be granted the request.

Mr. McMahan read the staff analysis and recommendation for BZA 2018-06 as follows:

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 does not meet this criteria. This property is shaped and is similar in size to other properties in the area.**

(b) these conditions do not generally apply to other property in the vicinity; **This property has no conditions to apply.**

(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; **This property has no conditions to apply.**

(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. Most of the homes on this street do not meet the setbacks. As such, developing the property with a reduced**

setback would be similar to those in the area and would not harm the character of the area.

Request is for a 12ft front setback.

STAFF RECOMMENDATION: Approval

Mr. Septon asked Mr. McMahan to show and describe the lots in the area that do not meet the setbacks. Mr. McMahan showed an aerial of the area and pointed out several lots that do not meet current setbacks. He stated that when the ordinance was created most of the homes in this area were already built.

VOTE – Dr. McAbee made a motion to approve BZA 2018-06. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0.

V. Executive Session – None

VI. Adjourn

There being no other business, Dr. McAbee made a motion to adjourn. Ms. Massey seconded the motion. The meeting adjourned at 6:10pm.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
4/2/2018

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
□ Public Hearing Presentation	4/2/2018	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZA 2018-07

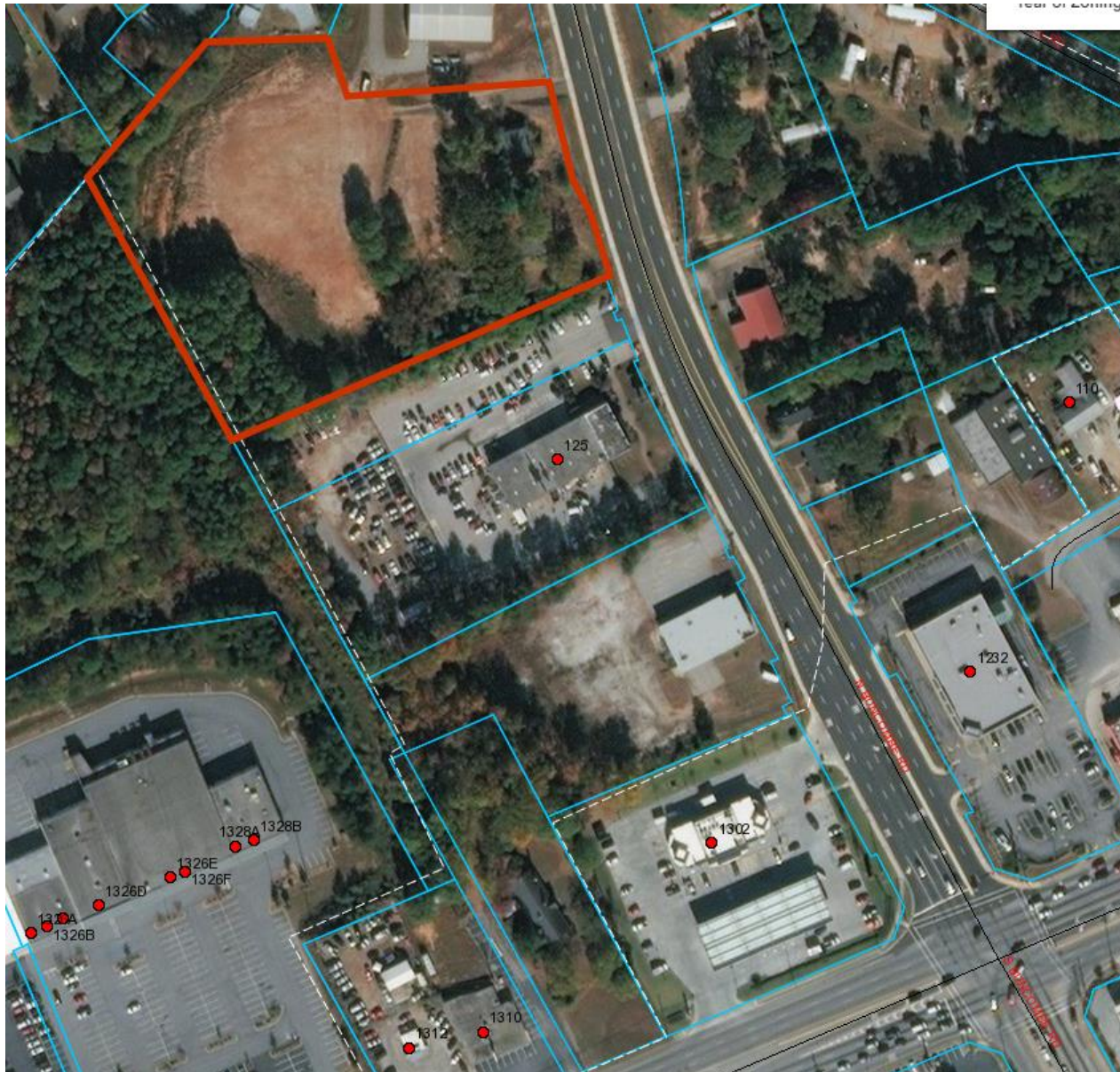
APPLICANT:	The Southern Growl – Matt Bowes
ADDRESS:	N. Buncombe Rd
PARCEL ID NUMBER:	T016000204612
USE SOUGHT:	Special Exception
REQUEST:	Microbrewery in C-3, Commercial

- Section 5:9.2 C-3, Commercial - Special Exceptions– Microbrewery
This text amendment was passed by City Council on March 27, 2018 to allow Microbreweries in C-3, Commercial by Special Exception

BZA 2018-07



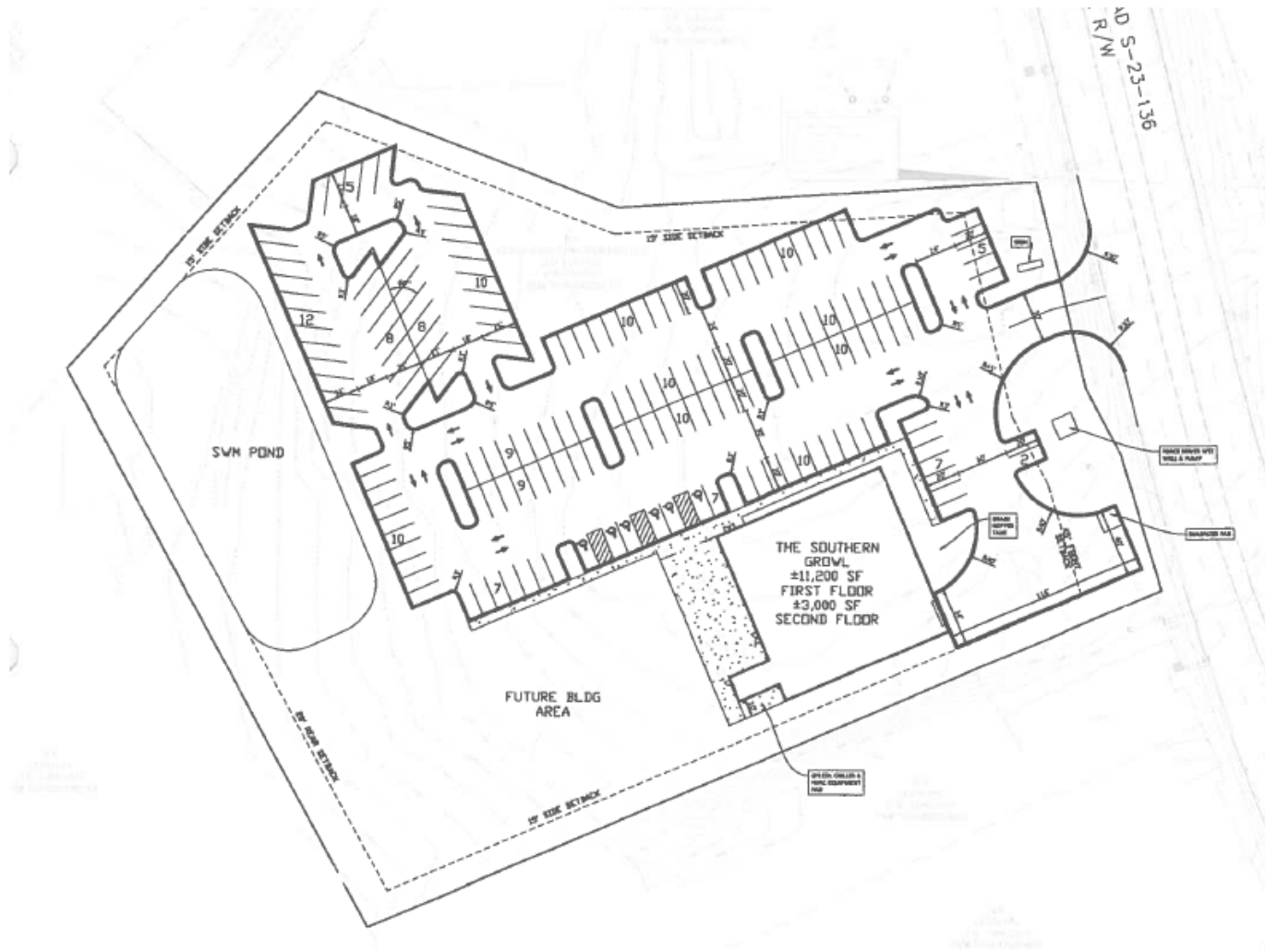
BZA 2018-07



BZA 2018-07



BZA 2018-07





City of Greer, SC

Board of Zoning Appeals



AGENDA
BOARD OF ZONING APPEALS
4/2/2018

BZA 2018-07 (Special Exception)

Applicant:

The Southern Growl - Matt Bowes

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	3/16/2018	Cover Memo
❑ Site Plan	3/16/2018	Cover Memo
❑ Floorplan	3/16/2018	Cover Memo



Board of Zoning Appeals Application
(Variance, Special Exception, Action of Zoning Official)

(All Fees are due at time of submittal. Fees are: \$100 for each Residential Request and \$300 for each Commercial Request)

The applicant hereby appeals: (Check one)

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

****If not the property owner, an Acting Agent Authorization from will be required at the time of submittal. ****

Applicant Information

Name The Southern Growl - Matt Bowes
Address 6 S. Buncombe Rd.
Greer, SC 29650
Contact Number 614-551-2039
Email bowes@thesoutherngrowl.com

Property Owner Information

Name Bowes Properties - Matt Bowes
Address 6 S. Buncombe Rd
Greer, SC 29650
Contact Number 614-551-2039
Email bowes@thesoutherngrowl.com

Tax Map Number(s) T016000204612
Property Address(s) ~~201~~ N. Buncombe Rd Greer, SC 29651
Business Name The Southern Growl

Complete one of the following attached forms that corresponds with the variance request.

<u>OFFICE USE ONLY</u>	
Received By <u>BB</u>	Date <u>3-14-18</u>
Staff Recommendation _____	Meeting Date <u>4-2-18</u>

BZA-2018-07(SE)



Special Exception

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: Microbrewery in C-3

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

2. Applicant will meet the standards in Section(s) 5 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:

NA

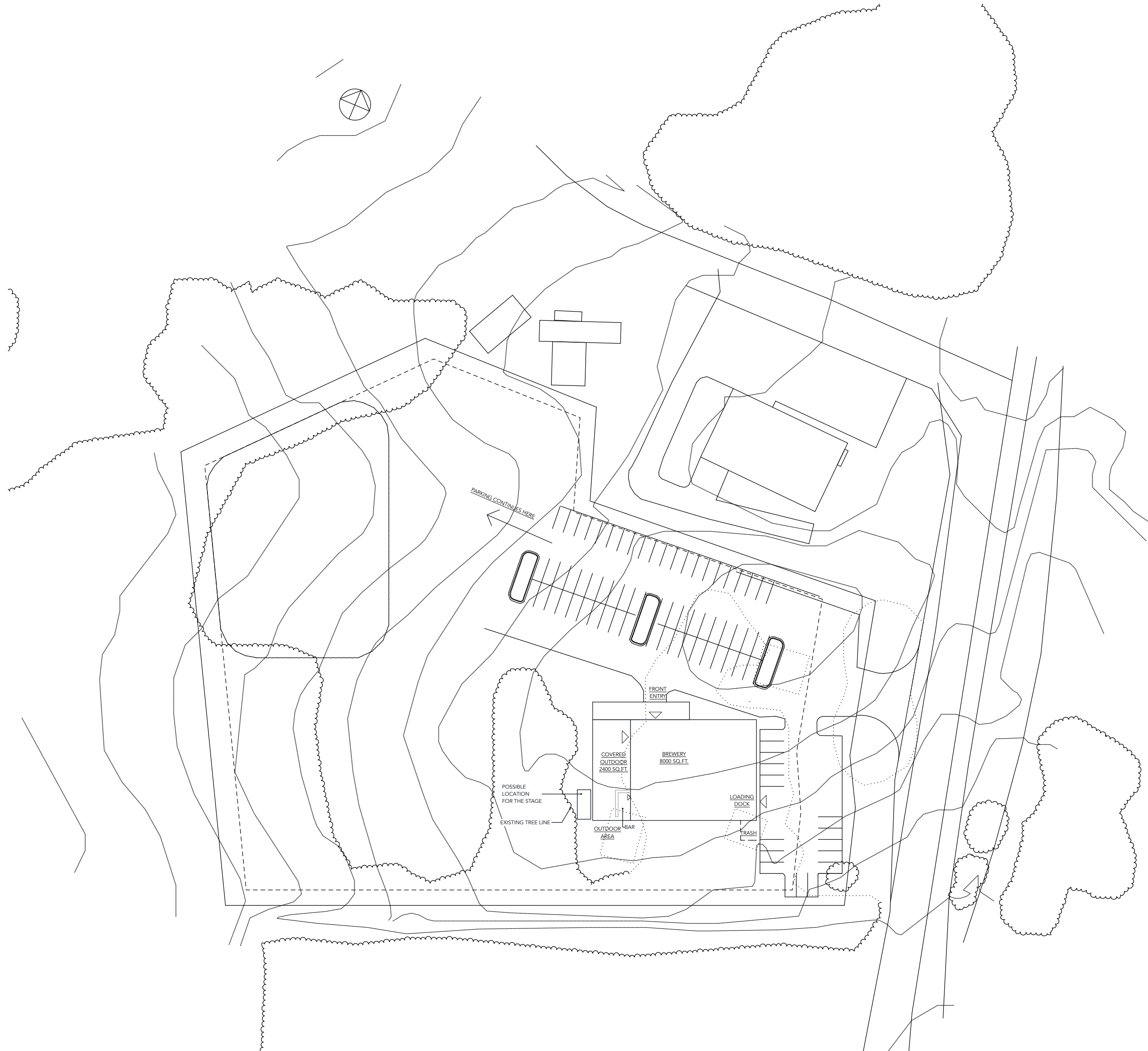
3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance:

None

Matt Bowe

Applicant Signature

Date 3/13/18



1
A105 **Site Plan**
SCALE: 1/64" = 1'-0"

**THE
SOUTHERN
GROWL**

201 N. BUNCOME RD.
GREER , SC 29651

Dimensions and Square Footages
are subject to change in the field.

DRAFT

REVISIONS:

FIRST DRAFT: 12 / 03 / 17

SITE PLAN

A 105

PRINTED: 12/3/17

