



AGENDA
BOARD OF ZONING APPEALS
City Hall, 301 E. Poinsett Street, Greer, SC 29651
June 4, 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. April 2018 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. BZA 2018-08 Application (Special Exception)
- B. BZA 2018-09 Application (Variance)

IV. OTHER BUSINESS

- A. Planning and Zoning Report

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
6/4/2018

April 2018 Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ April 2018 Minutes	5/24/2018	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

April 2, 2018

Members Present: Allison Ringer, Chairman
Thomas McAbee, Vice Chairman
Steve Griffin
Monica Ragin Hughey
Lisa H. Lynn
Robbie Septon

Member(s) Absent: Glendora Massey

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.

II. Minutes of Board of Zoning Appeals Meeting

VOTE – Mr. Griffin made a motion to approve the minutes from the March 5, 2018 Board of Zoning Appeals Meeting as submitted. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0. Ms. Massey was absent from the vote.

III. Public Hearing

Ms. Ringer read a brief statement about conducting the public hearing portion of the meeting.

A. BZA 2018-07

Ms. Ringer opened the public hearing for BZA 2018-07.

Brandon McMahan read the docket information for BZA 2018-07 and gave a brief history of the project. He stated that an ordinance had been passed by City Council on March 27, 2018 to allow the type of use in the request to operate in the city limits of Greer by special exception. He also presented several slides with supporting information.

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

IV. Old Business -None

V. New Business-

A. BZA 2018-02

Ms. Ringer read a brief statement about conducting the business meeting and opened a business meeting for BZA 2018-07.

Mr. McMahan read the staff analysis and recommendation for BZA 2018-07.

Matt Bowes, applicant and owner of The Southern Growl, gave a brief overview of the request.

VOTE - Dr. McAbee made a motion to approve BZA 2018-07. Dr. Hughey seconded the motion. The motion carried with a vote of 6 to 0.

Mike Sell, Assistant City Administrator, addressed the Board about the Boards involvement with the City and some upcoming changes and training opportunities for the Boards and Commissions.

VI. Executive Session – None

VII. Adjourn

There being no other business, Dr. McAbee made a motion to adjourn. Dr. Hughey seconded the motion. The meeting adjourned at 6:02 pm.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
6/4/2018

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	5/24/2018	Cover Memo



City of Greer, SC

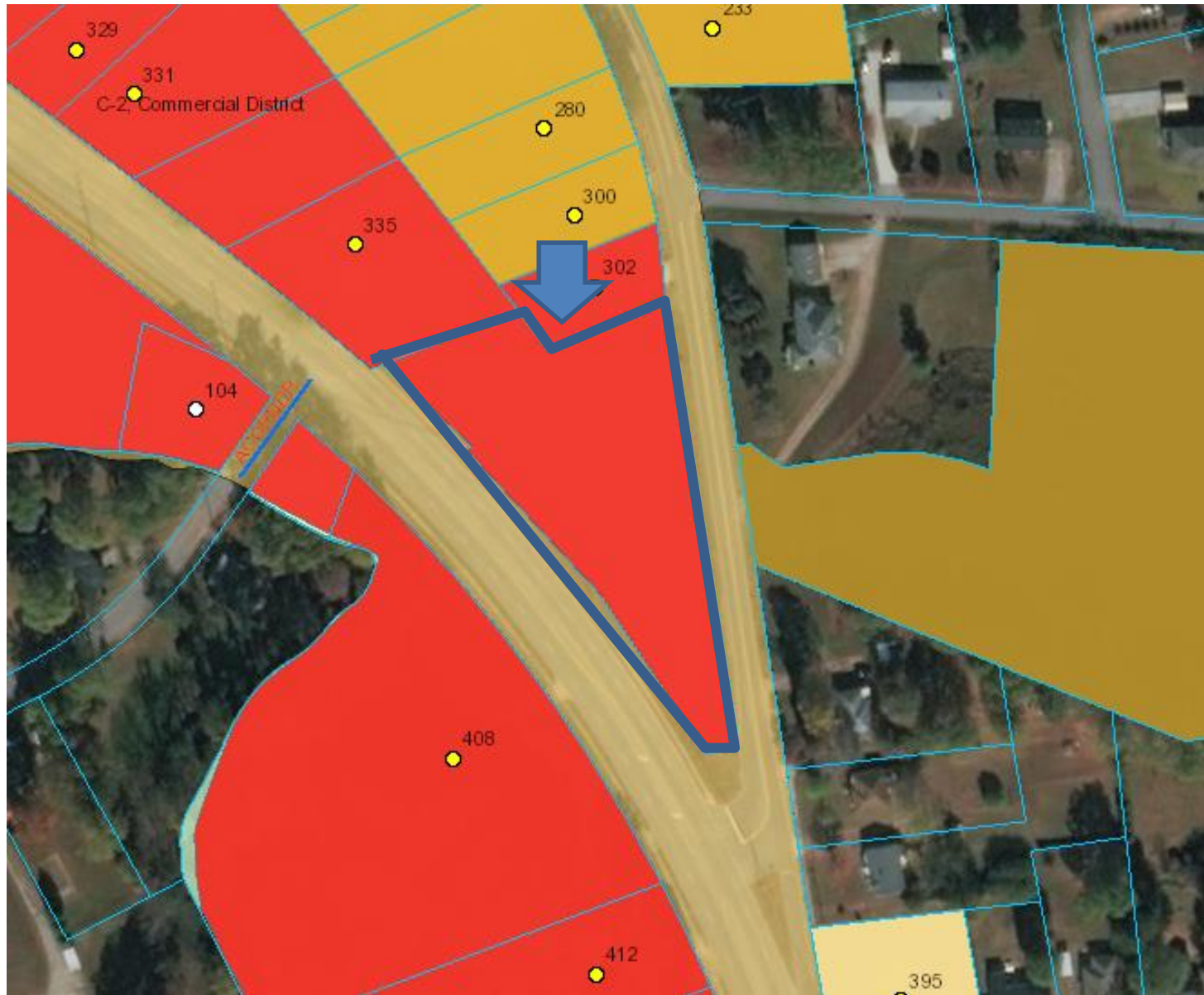
Board of Zoning Appeals

BZA 2018-08

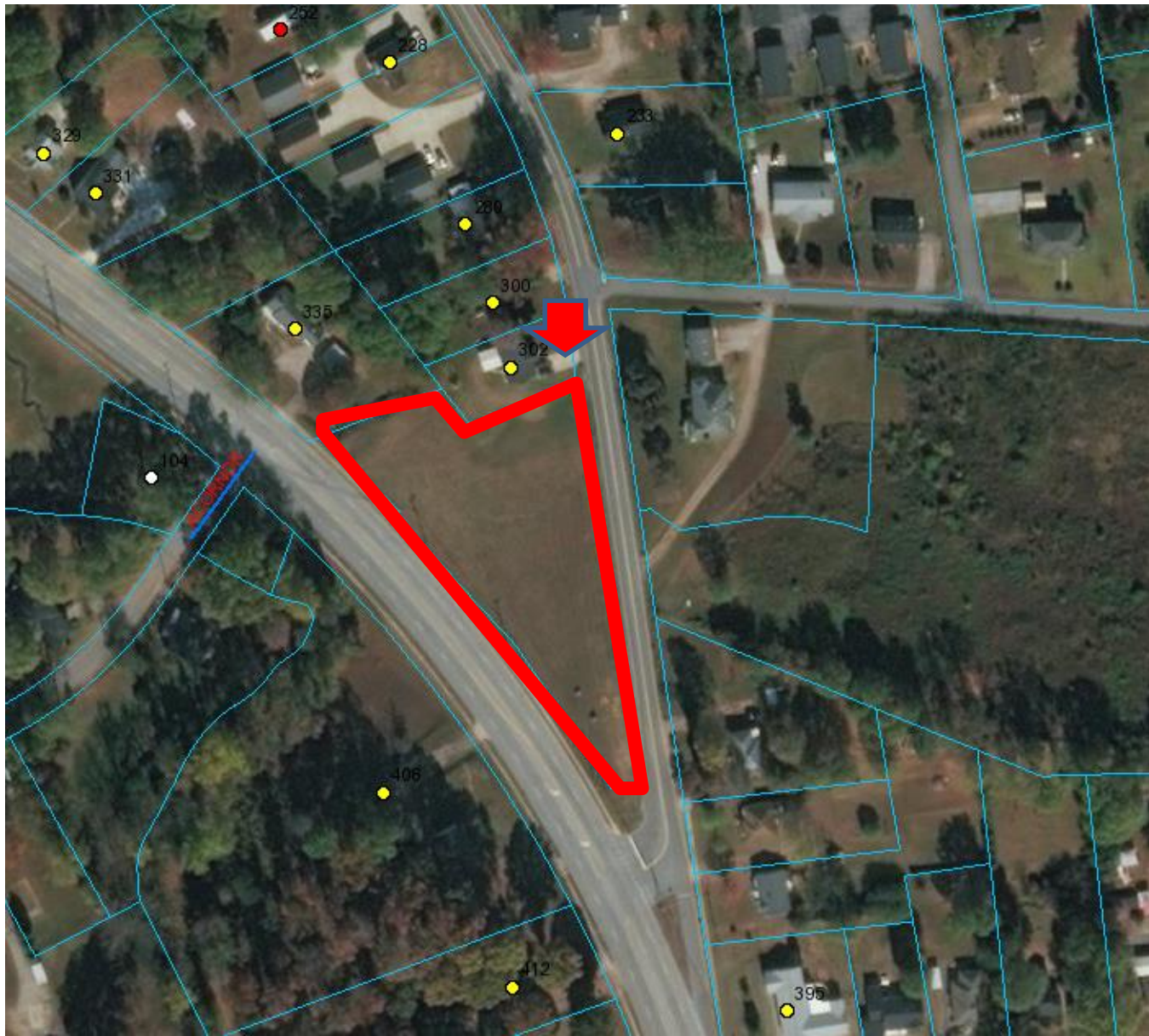
APPLICANT:	HOH Auto Sales-Marroquin Gonzales
ADDRESS:	360 Old Woodruff Rd
PARCEL ID NUMBER:	9-04-14-090.00
USE SOUGHT:	Special Exception
REQUEST:	Used Car Lot in C-2, Commercial

- Section 5:8.2 C-2, Commercial - Special Exceptions— Used Car Lot

BZA 2018-08



BZA 2018-08



BZA 2018-08



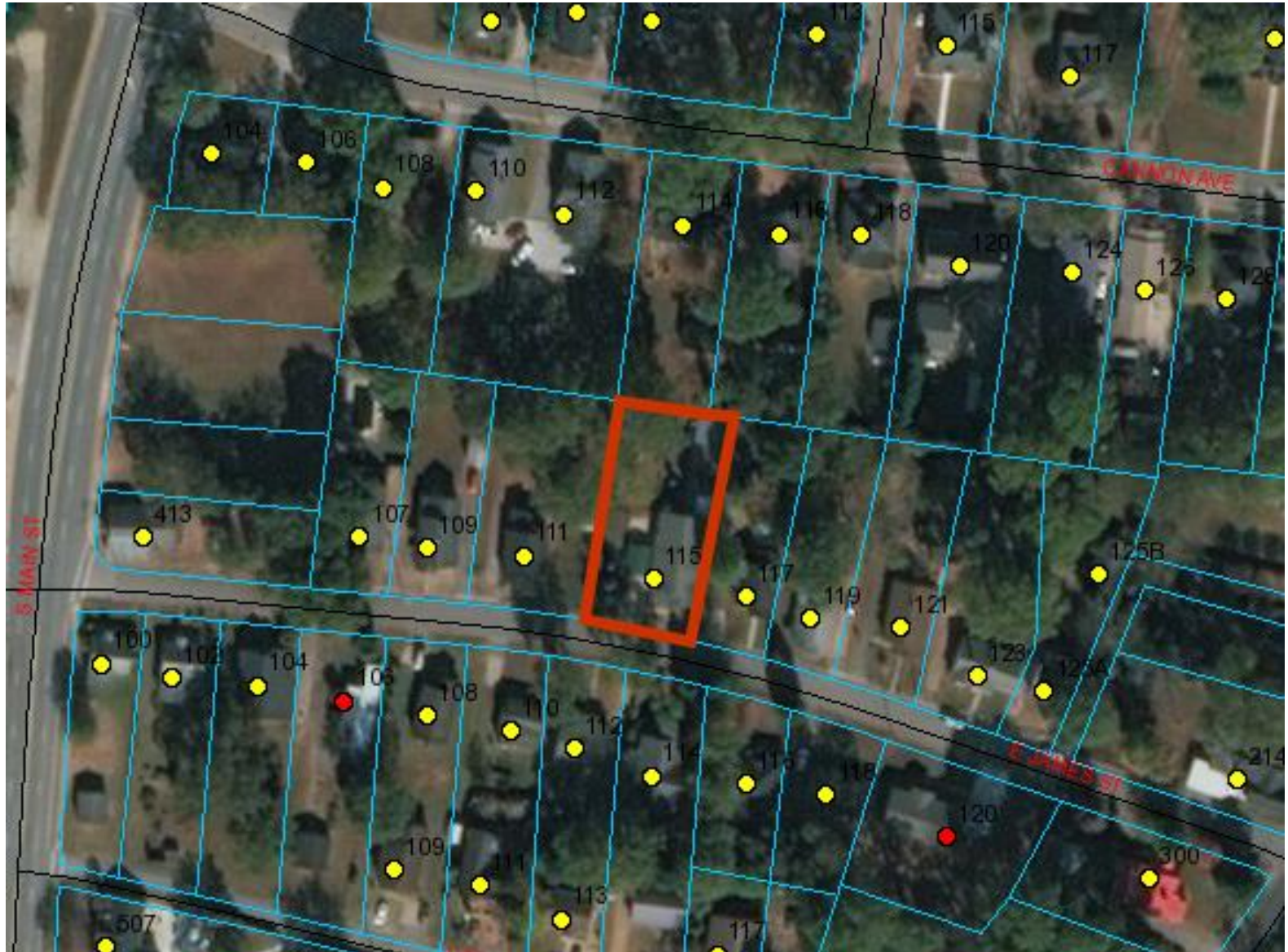
BZA 2018-09

APPLICANT:	Juana Jimenez
ADDRESS:	115 E. James St
PARCEL ID NUMBER:	G003000101000
USE SOUGHT:	Variance
REQUEST:	Setback – Front Reduction to 12 feet from 20 feet

- Section 5:3.5 Minimum Requirements – Residential Lots

This aerial map shows a grid of residential lots, each numbered. A red rectangle highlights lot 115. Yellow dots are placed on lots 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123. Red dots are placed on lots 106 and 120.

BZA 2018-09



BZA 2018-09





City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
6/4/2018

BZA 2018-08 Application (Special Exception)

ATTACHMENTS:

Description	Upload Date	Type
□ BZA 2018-08 Application	5/24/2018	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 Marroquin Gonzales Hector Roberto
Address 118 Memorial Dr.
Greer, SC 29651
Contact Number 864-520-9023
Email _____

Property Owner Information

Name Clarence Curtis Hipp
Address 165 Victor Ave Ext.
Greer, SC 29651
Contact Number 864-877-8692
Email frances32@gmail.com

Tax Map Number(s) 9-04-14-090.00
Property Address(s) 360 Old Woodruff Rd.
Business Name X HDH Auto Sales LLC

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

OFFICE USE ONLY

Received By _____ Date _____
Staff Recommendation _____ Meeting Date _____



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: Used Car Lot

_____ 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) _____ 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:

Σ HIO.

Applicant Signature

Date 04-26-18



Acting Agent Authorization Form

If you are the acting agent for the property owner, we need written documentation granting you the authority to do so. Please have the Property Owner complete and sign the following form.

Date: 4/26/18

I, Curtis Hipp am the owner of property located at
360 Old Woodruff Rd., having Tax Map #
9-04-14-090.00, located in Greer
County.

I hereby authorize:

<u>Hector Roberto</u>	<u>marroquin Gonzales</u>	<u>Tenant</u>
		(Relationship)
<u>Dante Mendoza</u>		<u>Tenant</u>
		(Relationship)
		(Relationship)

to act as my agent for the above mentioned property.

Curtis C. Hipp
(Property Owner Signature)

Joseph Mills
Witness 1

Curtis Hipp 84-230-1983
(Printed Name and Contact Number)

Witness 2

Category Number: III.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
6/4/2018

BZA 2018-09 Application (Variance)

ATTACHMENTS:

Description	Upload Date	Type
▣ BZA 2018-09	5/24/2018	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 Juana Jimenez
Address 115 E James St
Greer SC 29651
Contact Number 864-421-4789
Email Juana50115123@hotmail.com

Property Owner Information

Name Juana Jimenez
Address 115 E James St
Greer SC 29651
Contact Number 864-421-4789
Email Juana50115123@hotmail.com

Tax Map Number(s) G003000101000

Property Address(s) 115 E James St Greer SC 29651

Business Name _____

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

OFFICE USE ONLY

Received By _____ Date _____

Staff Recommendation _____ Meeting Date _____



Variance

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): 5.3.5 Front Setback 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: 12 Ft Front Setback 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: N/A
 - b. These conditions do not generally apply to other property in the vicinity as shown by: N/A
 - 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: N/A
 - 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: _____

X Juana Jimenez

Applicant Signature

Date 5-15-18

DUPLICATE

City of Greer
CASH RECEIPT

RECEIPT NO: 142415

DATE: 05/15/2018

RECEIVED FROM: JUANA JIMENEZ

AMOUNT: \$ 100.00

ZONING ZONING AND SIGN PERMITS

100.00

ZONING APPEALS / 115 E JAMES ST / 864-421-4789

RECEIVED BY: MACOSTA

: 100.00

DEBIT: 11-1-0101-0-01000-000

GREER STATE BANK OPERATING ACCT

CREDIT: 11-4-0322-0-04056-000

ZONING FEES

Category Number: IV.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
6/4/2018

Planning and Zoning Report