



AGENDA
BOARD OF ZONING APPEALS
City Hall, 301 E. Poinsett Street, Greer, SC 29651
October 8, 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. September 2018 BZA Minutes

II. PUBLIC HEARING

- A. BZA 2018-14 Application and Site Plan
- B. Public Hearing Presentation

III. NEW BUSINESS

IV. OTHER BUSINESS

- A. Planning and Zoning Report

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
10/8/2018

September 2018 BZA Minutes

ATTACHMENTS:

Description	Upload Date	Type
☐ September 2018 BZA Minutes	9/18/2018	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

August 6, 2018

Members Present: Steve Griffin
Lisa H. Lynn
Thomas McAbee, Vice Chair
Robbie Septon

Member(s) Absent: Glendora Massey
Monica Ragin Hughey

Staff Present: Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Call to Order

Dr. McAbee called the meeting to order and read the opening remarks. He then invited Mr. McMahan to speak.

Mr. McMahan asked Ms. Ringer, who was sitting in the audience to please come to the front. He thanked her for her years of service and presented her with a gift.

II. Election of Officers

Dr. McAbee stated that since Ms. Ringer's resignation, the Board would need a new chair and asked if there were any nominations.

ACTION - Ms. Lynn made a motion to nominate Robbie Septon as Chair. Dr. McAbee seconded the motion. The motion carried with a vote of 4 to 0.

At that time, the gavel and all other documents were given to Mr. Septon to finish the meeting as the newly elected Chairman.

III. Minutes of Board of Zoning Appeals Meeting

Mr. Septon asked that amendments to the minutes from the August 6, 2018 Board of Zoning Appeals meeting be made as follows: a correction to the Board member that made the motion to adjourn the meeting; and to change Mr. Ringer to Mrs. Ringer in the action statement for BZA 2018-12.

Dr. McAbee also asked that the following amendments be made to the minutes: the correction of the name of the book he cited to be National Center for Construction Education and Research; and the word official, to be changed to Occupational, in the sentence Occupational Health and Safety Administration.

ACTION – Dr. McAbee made a motion to approve the minutes from the August 6, 2018 Board of Zoning Appeals Meeting as previously amended. Ms. Lynn seconded the motion. The motion carried with a vote of 4 to 0.

IV. Public Hearing

Mr. Septon read a brief statement about conducting the public hearing portion of the meeting.

A. BZA 2018-113

Mr. Septon opened the public hearing for BZA 2018-13.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case. Mr. Ringer closed the public hearing for BZA 2018-13.

V. Old Business

There was no old business.

VI. New Business

A. BZA 2018-13

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2018-13.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2018-13.

Amber Brackett, representing the applicant, Lindsay Roberts, was available to answer any questions from the Board.

The Board and staff discussed the details of the facility and the type of program that will be using the space.

Ms. Brackett stated that there are 3 rooms that could potentially be used for the children using the facility.

ACTION – Ms. Lynn made a motion to approve BZA 2018-13. Mr. Griffin seconded the motion. The motion carried with a vote of 3 to 0. Dr. McAbee abstained from the vote.

VII. Other Business

Planning and Zoning Staff Report

Mr. McMahan updated the Board on the request for the private school off Abner Creek Road. He stated that the applicants were in the process of having a traffic study completed and he anticipated they would want to return to BZA in November. He stated they would contact staff when they are ready to return.

He also gave the details of the decision from the case regarding RV storage and flammable chemicals. Dr. McAbee presented a letter that was sent to him from the State Fire Marshal and the Board requested that staff send them copies of that letter.

Staff then updated the Board on upcoming training opportunities.

VIII. Executive Session

IX. Adjourn

There being no other business, Mr. Griffin made a motion to adjourn. Dr. McAbee seconded the motion. The meeting adjourned at 5:53pm.

Category Number: II.
Item Number: A.



AGENDA
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BZA 2018-14 Application and Site Plan

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▣ BZA 2018-14 Application and Site Plan	9/18/2018	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 Daniel Bruce
Address 3032 E. Gap Creek Rd
Greer SC 29651
Contact Number 864-355-5810
Email wobruce@greenville.k12.sc.us

Property Owner Information

Name The School District of Greenville County
Address P.O. Box 2848
Greenville, SC 29602
Contact Number 864-355-3100
Email _____

Tax Map Number(s) 0536D10104301

Property Address(s) 3032 E. Gap Creek Rd. Greer SC 29651

Business Name Greer Middle School

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): 8.4 E
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: 8.4 E School electronic board 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: School operating Residential
 - b. These conditions do not generally apply to other property in the vicinity as shown by: School operating Residential
 - 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: Advertising Events
 - 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: Look to update

A handwritten signature in dark ink, appearing to read 'David B. B.', written over a horizontal line.

Applicant Signature

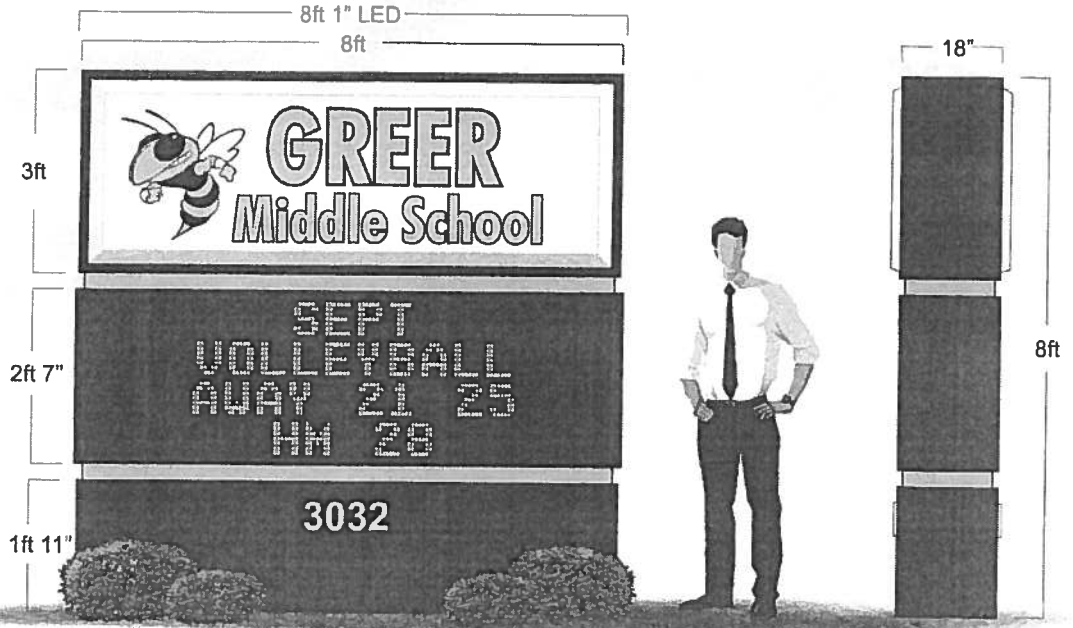
Date 8-23-18

Option B

Internally Illuminated sign with Pan Formed faces and custom graphics.

~~Electronic~~ LED Message Center
GS6-32x120-19.8-A-2V
(2ft 7" x 8ft 1" 4 lines)

Aluminum Black Skirt with Flat routed sintra numbers and studmount.

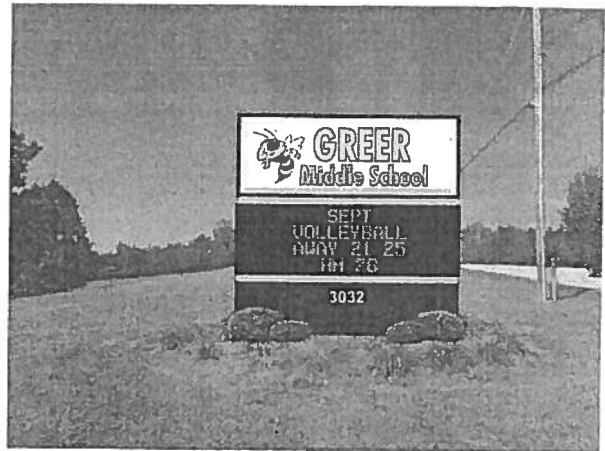


SIGN LAYOUT

SIDE VIEW



EXISTING



PROPOSED ELEVATION

NOT TO SCALE

FOR CONCEPTUAL USE ONLY

Colors:

Cabinets:	Black
Acrylic Face:	White
Reveals:	Gold
Vinyl:	Gold
Vinyl:	Gold

Category Number: II.
Item Number: B.



AGENDA
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Public Hearing Presentation

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☐ Public Hearing Presentation	9/18/2018	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZA 2018-14

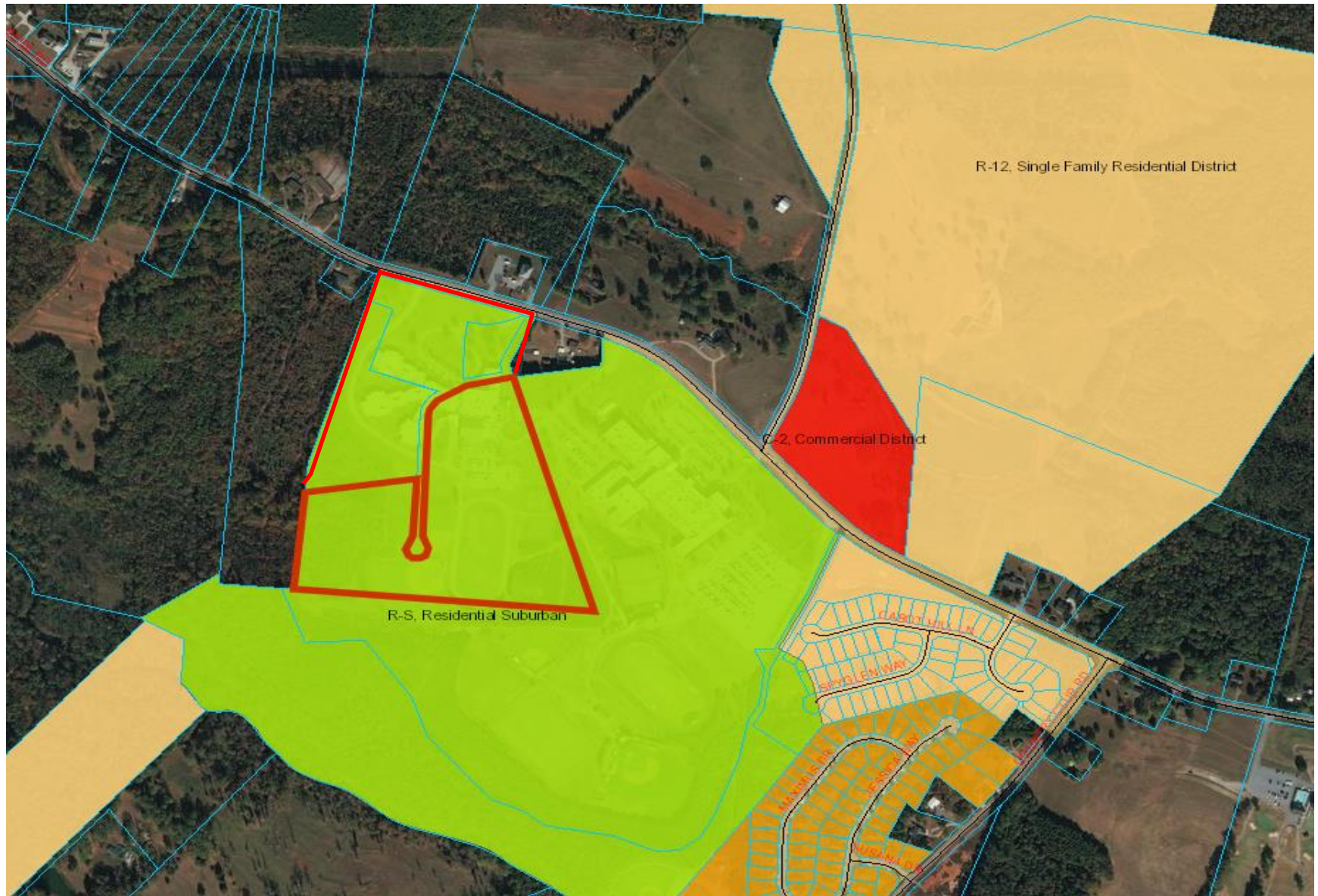
APPLICANT:	Daniel Bruce – Greenville County Schools
ADDRESS:	3032 E. Gap Creek Rd
PARCEL ID NUMBER:	0536010104300 and 301
USE SOUGHT:	Variance
REQUEST:	Electronic Message Board

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.

BZA 2018-14



BZA 2018-14



BZA 2018-14

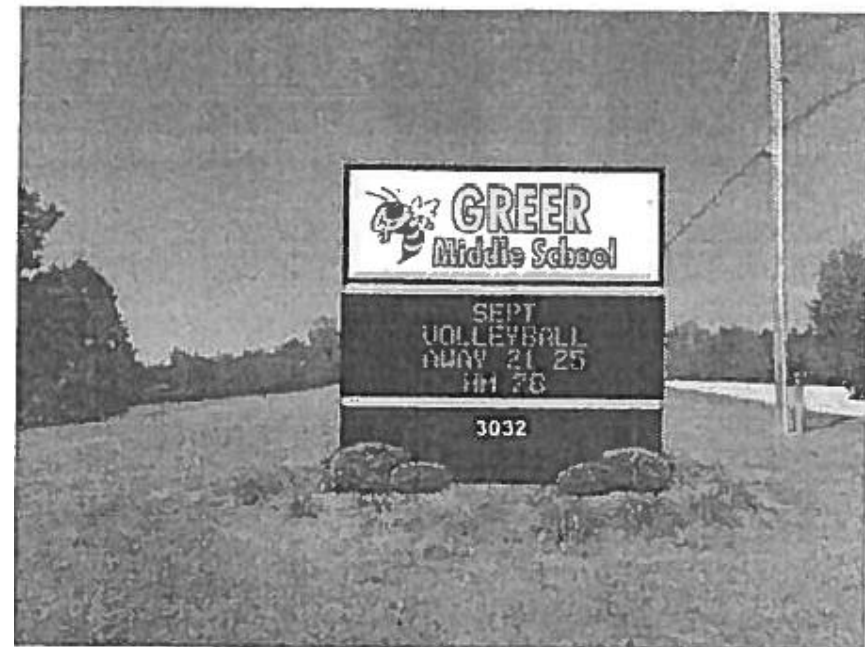
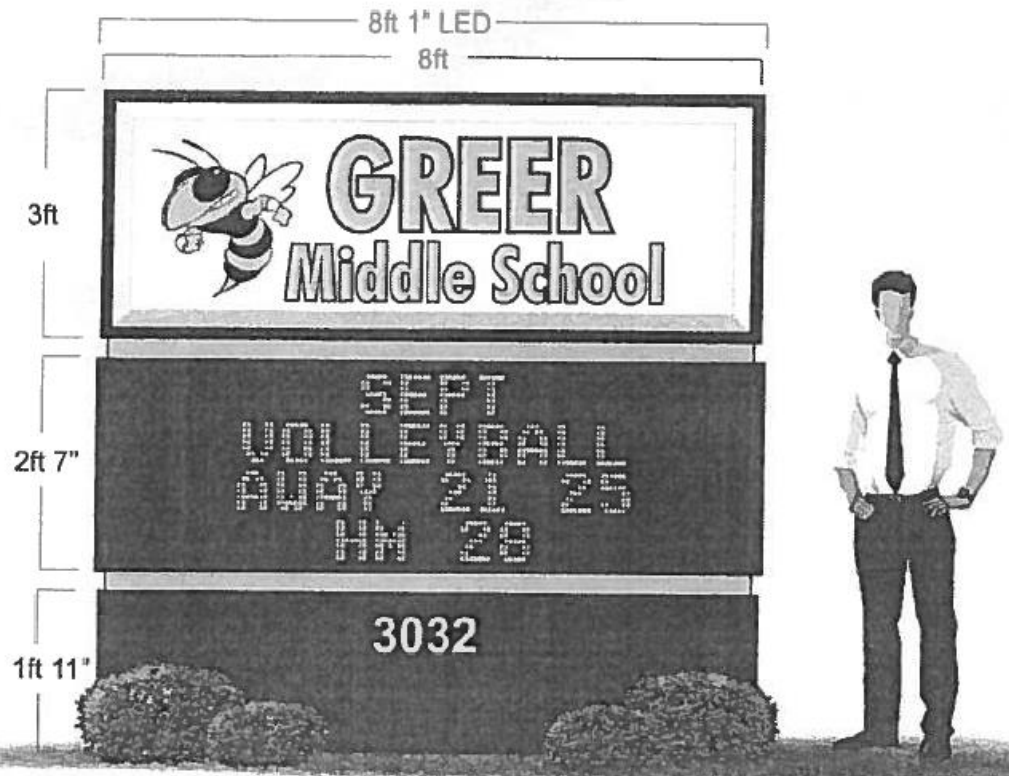


BZA 2018-14

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PROPOSED ELEVATION
FOR CONCEPTUAL USE ONLY

NOT TO SCALE



City of Greer, SC

Board of Zoning Appeals

Category Number: IV.
Item Number: A.



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Planning and Zoning Report