



AGENDA
BOARD OF ZONING APPEALS
Greer City Hall, 301 E. Poinsett St, Greer, SC 29650
July 8, 2019 @ 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 2019 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. BZA 2019-09 - Sign Size Variance Request
- B. BZA 2019-10 Sign Location 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
7/8/2019

April 2019 Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ April 2019 Minutes	7/2/2019	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

April 1, 2019

Members Present: Robbie Septon, Chair
Steve Griffin
Monica Ragin Hughey
Lisa H. Lynn
Glendora Massey

Member(s) Absent: Thomas McAbee, Vice Chair
Emily Tsesmeloglou

Staff Present: Kelli McCormick, Planning Manager
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Call to Order

Mr. Septon called the meeting to order and read the opening remarks.

II. Minutes of Board of Zoning Appeals Meeting

ACTION –Mr. Griffin made a motion to approve the Board of Zoning Appeals Meeting minutes from February 4, 2019. Dr. Hughey seconded the motion. The motion carried with a vote of 4 to 0. Dr. McAbee and Ms. Tsesmeloglou were absent from the vote. The minutes were approved.

III. Public Hearing

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

A. BZA 2019-04

Mr. Septon opened the public hearing for BZA 2019-04.

Ms. McCormick read the docket information and gave the basic information for the request.

Rick Workman, Real Estate Agent for the applicant, stated the applicant Robert Hyatt, has owned City Tire and Alignment in Greer for 21 years and the building he currently occupies is in disrepair. He advised Mr. Hyatt wants to keep his business in Greer and is interested in the proposed location as an option.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-04.

B. BZA 2019-05

Mr. Septon opened the public hearing for BZA 2019-05.

Ms. McCormick 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. Septon closed the public hearing for BZA 2019-05.

C. BZA 2019-06

Mr. Septon opened the public hearing for BZA 2019-06.

Ms. McCormick 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. Septon closed the public hearing for BZA 2019-06.

D. BZA 2019-07

Mr. Septon opened the public hearing for BZA 2019-07.

Ms. McCormick 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. Septon closed the public hearing for BZA 2019-07.

E. BZA 2019-08

Mr. Septon opened the public hearing for BZA 2019-08.

Ms. McCormick read the docket information and gave the basic information for the request.

Kathy Tapp, mother of the applicant, stated that her son only wants to sell 15-20 cars per year. He wanted to have the option to sell cars to his existing customers and to have a supplemental income.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-08.

IV. Old Business

Mr. Septon announced there was no old business to discuss at the meeting.

V. New Business

A. BZA 2019-04

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-04.

Ms. McCormick presented the details of the request and staff analysis with recommendation of approval with the following conditions for BZA 2019-04:

1. Parcels should be combined so that business is located within the center of the site as far from residentially zoned properties as possible.

2. Install a 6' privacy fence with a minimum of a 5' landscape buffer on the residential side of the fence.
3. No outside storage of materials is permitted, including tires or automobile parts.
4. Any outdoor lighting must not shine only on the property itself and not intrude into residential properties. This can be accomplished with cut-off lighting or shielding.

Robert Hyatt, applicant and owner of City Tire and Alignment, stated he needed a new building and he wanted to stay in Greer. He advised that the business hours would not include Sundays.

After a brief discussion of the project, the Board voted BZA 2019-04.

ACTION – Ms. Lynn made a motion to approve BZA 2019-04 with the following conditions: a 6 foot privacy fence of material that is not chain link with a minimum 5 foot landscape buffer on the residential side of the fence be installed; parcels should be combined so that the business is located within the center of the site as far from the residentially zoned properties as possible; no outside storage of materials is permitted, including tires or automobile parts; any outdoor lighting must not shine only on the property itself and not intrude into residential properties. This can be accomplished with cut-off lighting or shielding. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The request was approved.

B. BZA 2019-05

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-05.

Ms. McCormick presented the details of the request and staff analysis with recommendation for approval for an increase in allowable signage due to the conditions listed above. The maximum height would be 15' and the maximum sign face would be 72 sq ft. for BZA 2019-05.

Rusty Harrison with St. Clair Signs stated he was available to answer questions the Board had.

ACTION – Mr. Griffin made a motion to approve BZA 2019-05. Dr. Hughey seconded the motion. The motion carried with a vote of 5 to 0. The request was approved.

C. BZA 2019-06

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-06.

Ms. McCormick presented the details of the request and staff analysis with recommendation for approval of BZA 2019-06.

Michael Wright, applicant and property owner, the neighbor that is directly affected by the variance approves his request for a variance and has provided a letter stating such. He believes the neighborhood is in favor of the addition and it will increase the property value.

After a brief discussion of the request, the Board voted on BZA 2019-06.

ACTION – Ms. Lynn made a motion to approved BZA 2019-06. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The request was approved.

D. BZA 2019-07

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-07.

Ms. McCormick presented the details of the request and staff analysis with a recommendation for approval BZA 2019-07.

Brian Hooper with St. Clair Signs, stated there are 3 sets of signs proposed. Ms. McCormick advised that staff missed that in the application but that would not change staff's recommendation.

ACTION – Mr. Griffin made a motion to approve BZA 2019-07. Dr. Hughey seconded the motion. The motion carried with a vote of 5-0. The request was approved.

E. BZA 2019-08

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-08.

Ms. McCormick presented the details of the request and staff analysis with a recommendation of approval with the condition that there should be no sale vehicles other than those for employee parking located behind the current structure for BZA 2019-08.

The applicant was not present to discuss the request.

ACTION – Ms. Lynn made a motion to approve BZA 2019-08 with the condition that there should be no sale vehicles other than those for employee parking located behind the current structure. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The request was approved.

VI. Other Business

Planning and Zoning Staff Report

Staff updated the Board on upcoming training opportunities.

The Board and staff discussed using the City emails the Board members were recently assigned.

VII. Executive Session

VIII. Adjourn

There being no other business, Ms. Lynn made a motion to adjourn the meeting at 6:32pm. Ms. Massey seconded the motion. Meeting adjourned.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
7/8/2019

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ July 2019 Pubic Hearing Presentation	7/2/2019	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZA 2019-09

APPLICANT:	Doug Dills
PROPERTY LOCATION:	2759 S. Highway 14
TAX MAP NUMBER:	9-07-00-061.04
EXISTING ZONING:	O-D, Office District
REQUEST:	Variance – Sign Size Requesting a 337.5 sqft façade sign

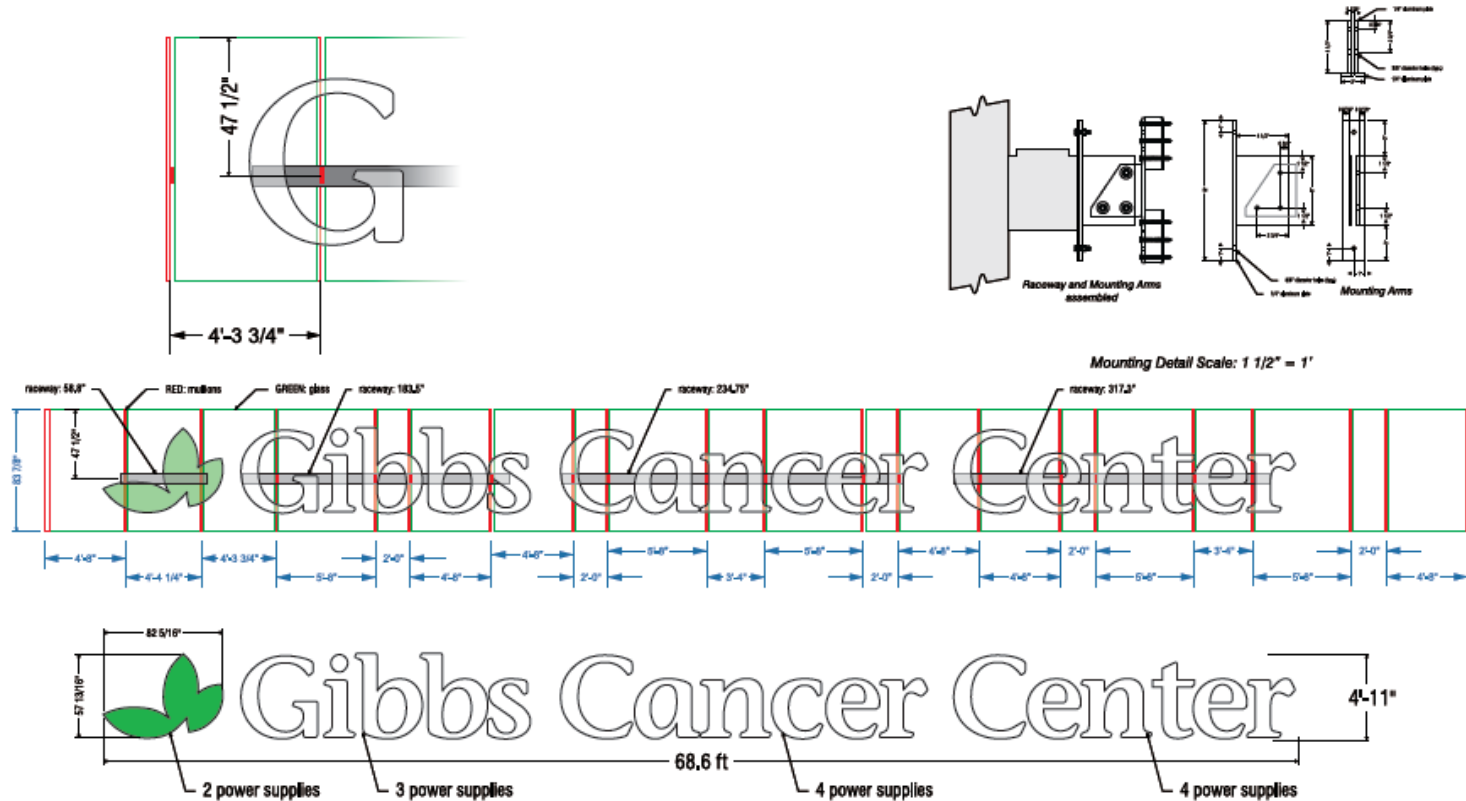
BZA 2019-09



BZA 2019-09



BZA 2019-09



South Elevation Option 1
337.5 sq. ft.

File Path: 2019, Gibbs Cancer Center, channel letters.cdr
Scale: 3/16"=1'
By: JAR
3/16/19
000

MATERIALS/SPEC: -Face channel letters mounted on raceways to white railings

SIZE: -Layer: 60.2" x 56", 60" 4 1/2" overall length, 50" letter height
COLORS: -Raceways: matching background (TBD), Letter Faces: TBD, Layer Faces: translucent green (TBD), Letter Faces: translucent green (TBD)
FACES: single QTY: 1

STATUS

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GARFIELD
SIGNS & GRAPHICS
305 Ford Street, Suite 200
PH: (910) 448-8871 FAX: (910) 448-8869

NON-RESIDENTIAL SINGLE TENANT BUILDING	<1,500 SF >1,500 SF	32 SF OR 10% OF GROUND FLOOR AFSF 150 SF OR 7.5% OF GROUND FLOOR AFSF, NOT TO EXCEED 300 SF	1 PER BUILDING SIDE, NOT MORE THAN 3 TOTAL	ON GROUND FLOOR FAÇADE	INTERNAL UP TO 100% SPOT GENERAL
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BZA 2019-10

DOCKET NUMBER:	2019-10
APPLICANT:	Dough Dills
ADDRESS:	2759 S. Highway 14
PARCEL ID NUMBER:	9-07-00-061.04
EXISTING ZONING:	O-D, Office District
REQUEST:	Variance to locate the sign above the ground floor

BZA 2019-10



BZA 2019-10



BZA 2019-10



NON-RESIDENTIAL
SINGLE TENANT
BUILDING

<1,500 SF

>1,500 SF

32 SF OR 10% OF GROUND
FLOOR AFSF
150 SF OR 7.5% OF GROUND
FLOOR AFSF, NOT TO EXCEED
300 SF

1 PER BUILDING
SIDE, NOT MORE
THAN 3 TOTAL

ON GROUND FLOOR FAÇADE

INTERNAL
UP TO 100%
SPOT
GENERAL



City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
7/8/2019

BZA 2019-09 - Sign Size Variance Request

ATTACHMENTS:

Description	Upload Date	Type
☐ Variance Application and Proposed Sign - Gibbs Cancer Center	7/2/2019	Cover Memo
☐ Proposed Sign	7/2/2019	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 Doug Dills

Address 101 E. WOOD Street
Spartanburg SC 29303

Contact Number #864-809-8242

Email ddills@SRHS.com

Property Owner Information

Name Spartanburg Regional Healthcare System

Address 101 E. Wood St.
Spartanburg SC 29303

Contact Number #864-809-8242

Email ddills@SRHS.com

Tax Map Number(s) # 9-07-00-061.18

Property Address(s) 2759 South Hwy 14 Greer SC 29541

Business Name Gibbs Cancer Center Pelham

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

OFFICE USE ONLY

Received By BB Date 10-17-19

Staff Recommendation _____ Meeting Date 7819



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): Signage Article 8
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: Variance for Sign Height 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: _____

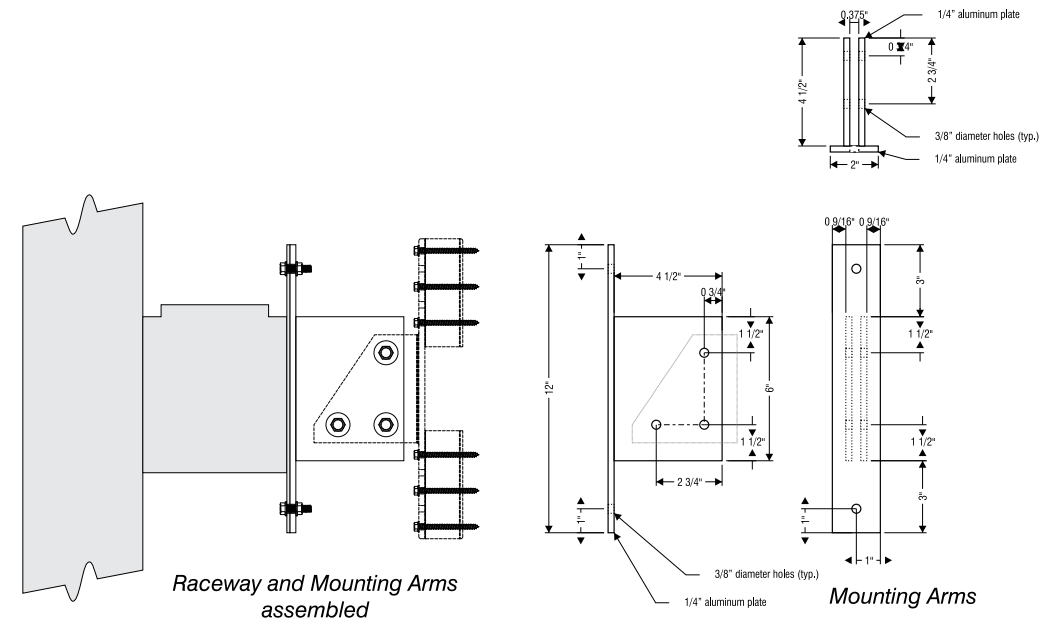
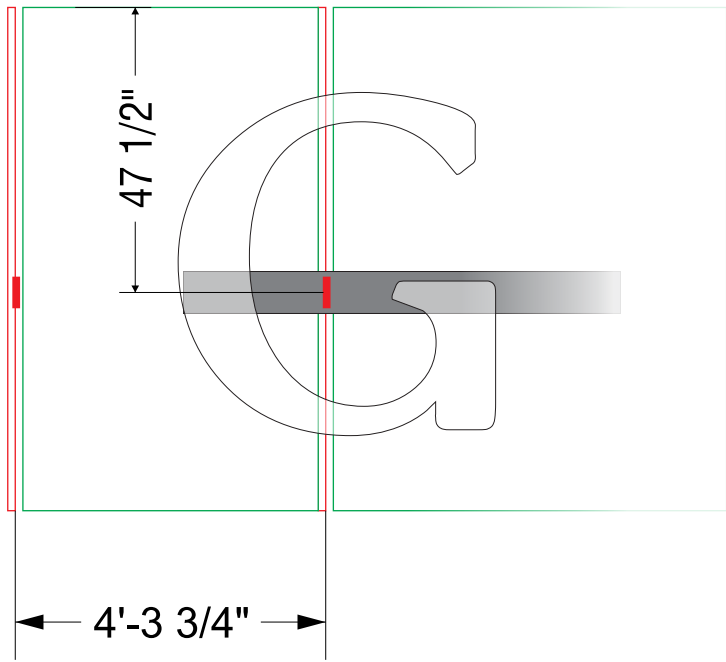
 - b. These conditions do not generally apply to other property in the vicinity as shown by: _____

 - 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: _____

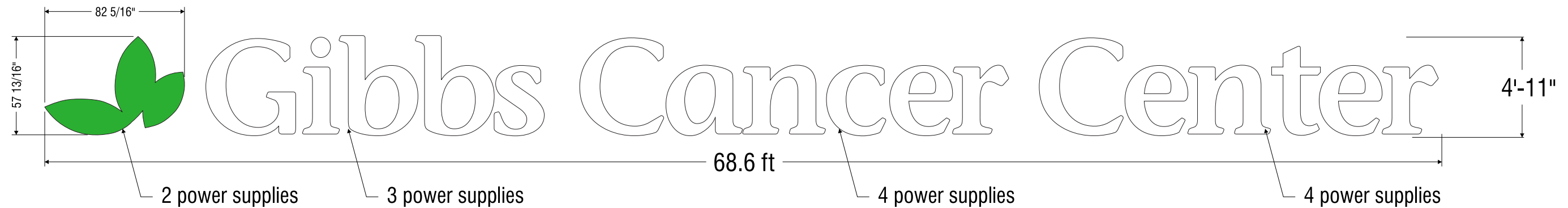
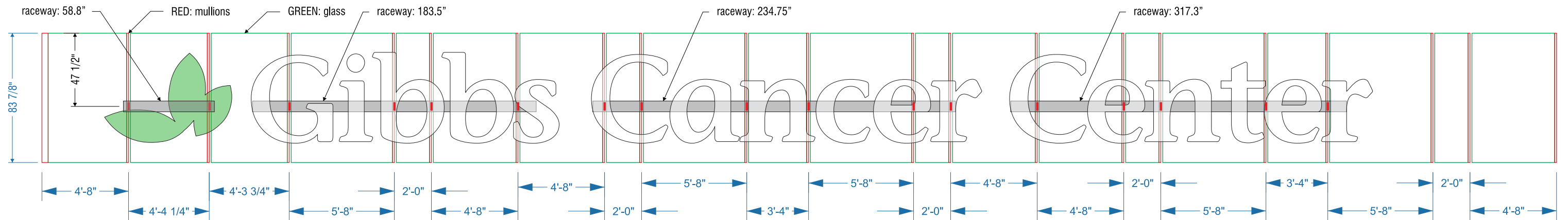
 - d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: _____

J. Dugan Miller
Applicant Signature

Date 6/11/19



Mounting Detail Scale: 1 1/2" = 1'



South Elevation Option 1
337.5 sq. ft.

16.9 amps total

Sht. 1/2 Scale: 3/16"=1' By: JAB 3/18/19 By: _____	File Path: 2019\Gibbs Cancer Center\channel letters.cdr PRODUCTION: 2019\Gibbs Cancer Center\channel letters.cdr	MATERIALS/SPECS: • Face-lit channel letters mounted on raceways to window mullions SIZE: • Logo: 82.3" x 58", 68' 6 1/2" overall length, 59" letter height COLORS: • Raceways: matching background TBD, Letter Returns: TBD, Logo Face: translucent green (TBD), Letter Faces: trans. white # FACES: single QTY: 1 STATUS	GARFIELD SIGNS & GRAPHICS 203 Ford Street Greer, SC 29650 PH. (864) 848-0911 FAX (864) 848-0903 <small>This design is the property of GARFIELD SIGNS & GRAPHICS, LLC. Reproduction without consent is prohibited by law. © 2019 GARFIELD SIGNS & GRAPHICS, LLC</small>
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Category Number: III.
Item Number: D.



AGENDA
BOARD OF ZONING APPEALS
7/8/2019

BZA 2019-10 Sign Location Variance

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	7/2/2019	Cover Memo
❑ Site Plan	7/2/2019	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. ****

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Property Owner Information

Name Spartanburg Regional Healthcare System
Address 101 E. Wood St.
Spartanburg SC. 29303
Contact Number #864-809-8242
Email ddills@SRHS.com

Tax Map Number(s) # 9-07-00-061.18

Property Address(s) 2759 South Hwy 14 Greer SC 29561

Business Name Gibbs Cancer Center Pelham

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>6-17-19</u>
Staff Recommendation _____	Meeting Date <u>7-8-19</u>



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): Signage Article 8 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: variance for sign location 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: _____
 - b. These conditions do not generally apply to other property in the vicinity as shown by: _____
 - 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: _____
 - 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: _____

J. Duggins
Applicant Signature

Date 6/11/19



Gibbs Cancer Center



Category Number: IV.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
7/8/2019

Planning and Zoning Report