



AGENDA
BOARD OF ZONING APPEALS
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
August 5, 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. July 2019 Minutes

II. PUBLIC HEARING

- A. Public Hearing

III. OLD BUSINESS

IV. NEW BUSINESS

- A. BZA 2019-11
- B. BZA 2019-12
- C. BZA 2019-13

V. OTHER BUSINESS

- A. Planning and Zoning Report

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
8/5/2019

July 2019 Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ July 2019 Minutes	7/26/2019	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

July 8, 2019

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

Member(s) Absent: Glendora Massey
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 –Ms. Lynn made a motion to approve the Board of Zoning Appeals Meeting minutes from April 1, 2019. Dr. Hughey seconded the motion. The motion carried with a vote of 5 to 0. Ms. Tsesmeloglou and Ms. Massey 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 2019-09

Mr. Septon opened the public hearing for BZA 2019-09.

Staff 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 2019-09.

B. BZA 2019-10

Mr. Septon opened the public hearing for BZA 2019-10.

Staff 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 2019-10.

IV. Old Business

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

V. New Business

A. BZA 2019-09

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-09.

Staff presented the details of the request and staff analysis with recommendation of approval for BZA 2019-09 to allow for a 337.50 sqft façade sign.

Doug Dills, applicant, gave a brief overview of the project.

After a brief discussion of the project, the Board voted on BZA 2019-09.

ACTION – Dr. McAbee made a motion to approve BZA 2019-09. Mr. Griffin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. BZA 2019-10

Mr. Septon opened a business meeting for BZA 2019-10.

Staff presented the details of the request and staff analysis with recommendation for approval to allow for the placement of the façade sign on the top floor of the building.

Doug Dills, applicant, gave a brief overview of the project.

Dr. McAbee asked that staff correct the typo in the first sentence of the staff report.

ACTION – Dr. McAbee made a motion to approve BZA 2019-10. Dr. Hughey seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

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, Dr. McAbee made a motion to adjourn the meeting at 5:47pm. Dr. Hughey seconded the motion. Meeting adjourned.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
8/5/2019

Public Hearing

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Powerpoint	7/26/2019	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZA 2019-11

APPLICANT:	Interplan LLC – Donna Brown
PROPERTY LOCATION:	1379 W. Wade Hampton Blvd
TAX MAP NUMBER:	T014000304602
EXISTING ZONING:	C-3, Commercial
REQUEST:	Variance – Reduction in Rear 20ft setback to 19ft

BZA 2019-11



BZA 2019-09



BZA 2019-09



The site plan illustrates the layout of a Chick-fil-A restaurant and its associated parking and service areas. Key features include:

- Building:** A central rectangular building with a drive-thru lane labeled "D/T LANE". The building footprint is 4048.6 SQ. FT. with 1005.8 FFE.
- Parking and Driveways:** Multiple parking areas are shown, including a large lot to the left and a smaller lot to the right. Driveways are labeled "DRIVE THRU" and "DRIVE THRU" with arrows indicating traffic flow. A "BYPASS" area is also indicated.
- Streets and Setbacks:** The property is bounded by "DILL CREEK DR. (PRIVATE VARIABLE R/W)" to the right and "S 22nd ST" to the top. A "20' BLDG. SETBACK LINE" is shown along the bottom edge. A "30' RCP" (Right-of-Way) is indicated on the right side.
- Landscaping and Amenities:** The plan includes various landscaping elements like trees and shrubs, and a "CHICK-FIL-A" logo is prominently displayed.
- Highlighted Area:** A red circle highlights a specific area near the building setback line, showing a "10' BLDG." and a "19.25' EXISTING" dimension.

No building shall be located closer than 20 feet to a rear lot line.

BZA 2019-12

DOCKET NUMBER:	2019-12
APPLICANT:	James Benson
ADDRESS:	313 Memorial Dr
PARCEL ID NUMBER:	G014000300101
EXISTING ZONING:	C-3, Commercial
REQUEST:	Variance to add 9 facade signs from the allowed 3

BZA 2019-12



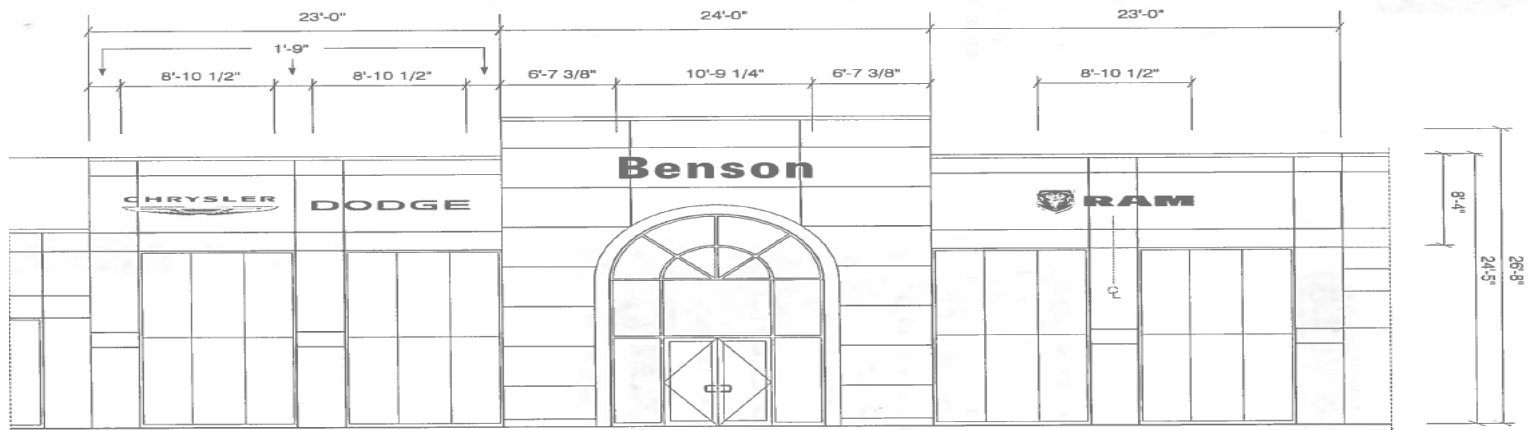
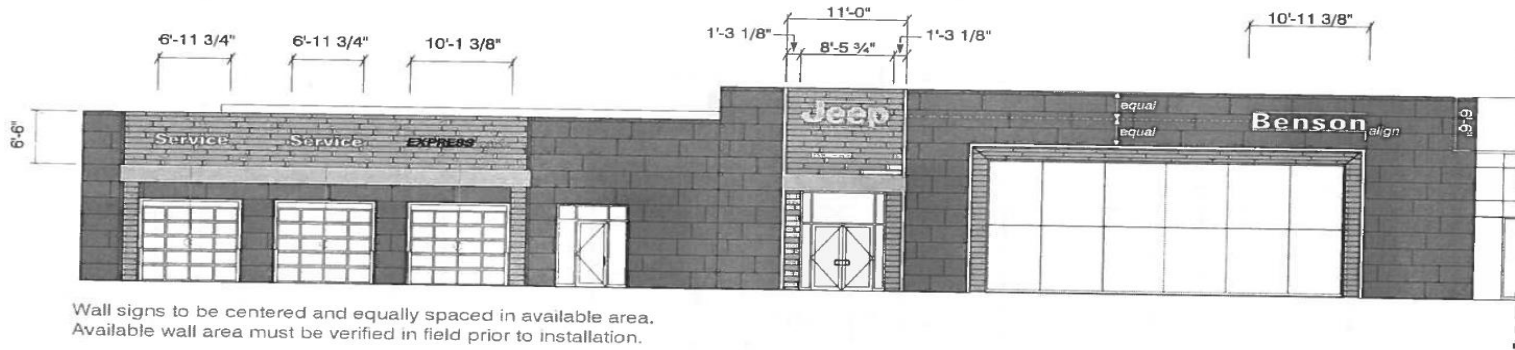
BZA 2019-12



BZA 2019-12



BZA 2019-12



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 2019-13

DOCKET NUMBER:	2019-13
APPLICANT:	James Benson
ADDRESS:	313 Memorial Dr
PARCEL ID NUMBER:	G014000300101
EXISTING ZONING:	C-3, Commercial
REQUEST:	Variance to allow for a 35ft Pylon Sign instead of 30ft allowed

BZA 2019-13



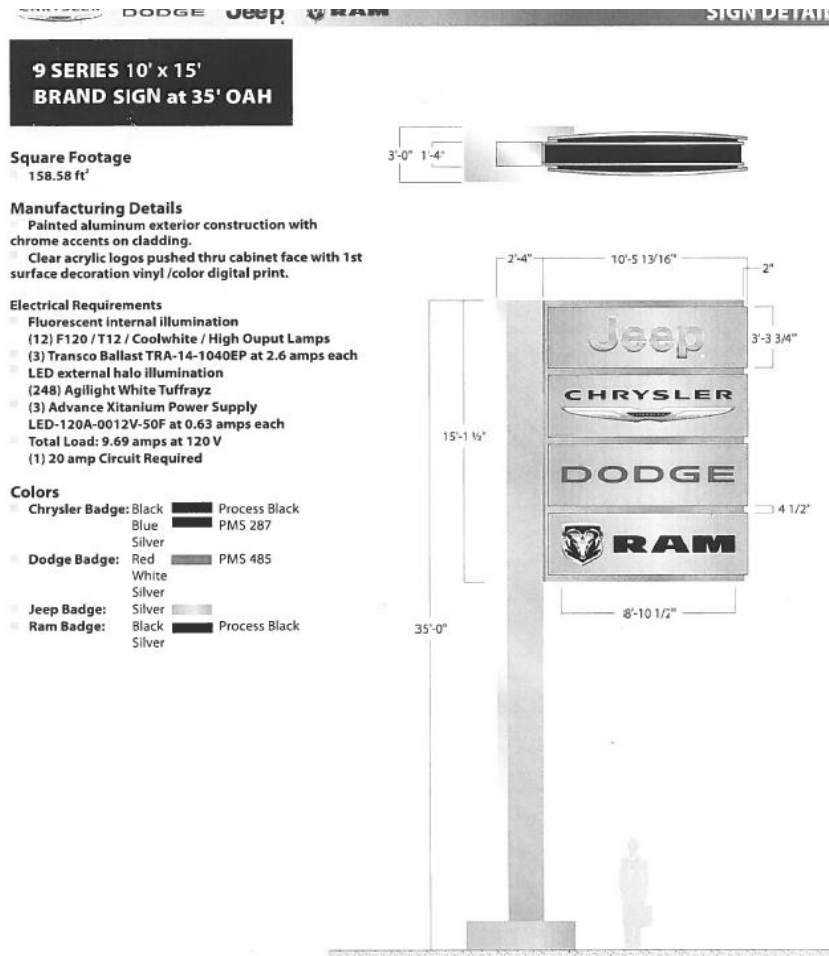
BZA 2019-13



BZA 2019-13



BZA 2019-13



U.S. 29 OVERLAY DISTRICT	<20,000 20K-60K >60,000	120 150 180	8 12 12	2 3 3	MIN. 200 FT.	30 FT	PYLON	NONE	INTERNAL BACK SPOT
							MONUMENT	50-100%	
						10FT	POST	NONE	GENERAL



City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
8/5/2019

BZA 2019-11

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	7/26/2019	Cover Memo
❑ Site Plan	7/26/2019	Cover Memo
❑ Exterior Elevation 1	7/26/2019	Cover Memo
❑ Exterior Elevation 2	7/26/2019	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 Interplan LLC - Donna Brown

Address 604 Courtland Street, Suite 100
Orlando, FL 32804

Contact Number 407-645-5008

Email dbrown@interplanllc.com

Property Owner Information

Name Chick-fil-A Inc - Chad Ross

Address 5200 Buffington Road,
Atlanta, GA 30349

Contact Number 678-836-8524

Email chad.ross@cfacorp.com

Tax Map Number(s) T01400030460
2

Property Address(s) 1379 W. Wade Hampton Blvd., Greer, SC 29650

Business Name Chick-fil-A #0726 Greer

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): Section 5:9.4-3 Rear Setback (no building shall be located closer than 20 feet to a rear lot line). 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: construction of kitchen addition to assist in keeping up with the orders to assist in the reduction of the drive-thru queuing (stacking) . 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: There are issues with the queuing (stacking) of the drive-thru that have become a safety concern. The construction of an addition to the kitchen will allow the kitchen to keep up with the drive-thru orders thus reducing the drive-thru queuing/stacking. Due to the location of the existing building, a reduction in the required building setback by nine (9) inches would allow this addition.
 - b. These conditions do not generally apply to other property in the vicinity as shown by: Due to the existing site configuration and the location of the existing building, an expansion of the kitchen is not possible without partial relief of the rear setback 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 as follows: Due to the current volume of the business on this site, there are off-site traffic concerns and conditions such as off-site queuing. If the site is kept the way it is, off-site queuing will continue to be an issue which has an impact on the adjacent properties' access and traffic patterns.
 - 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: Due to the current volume of the business on this site, there are off-site traffic concerns and conditions such as off-site queuing. If the site is kept the way it is, off-site queuing will continue to be an issue which has an impact on the adjacent properties access and traffic patterns.

Applicant Signature

Date July 1, 2019

LEGEND

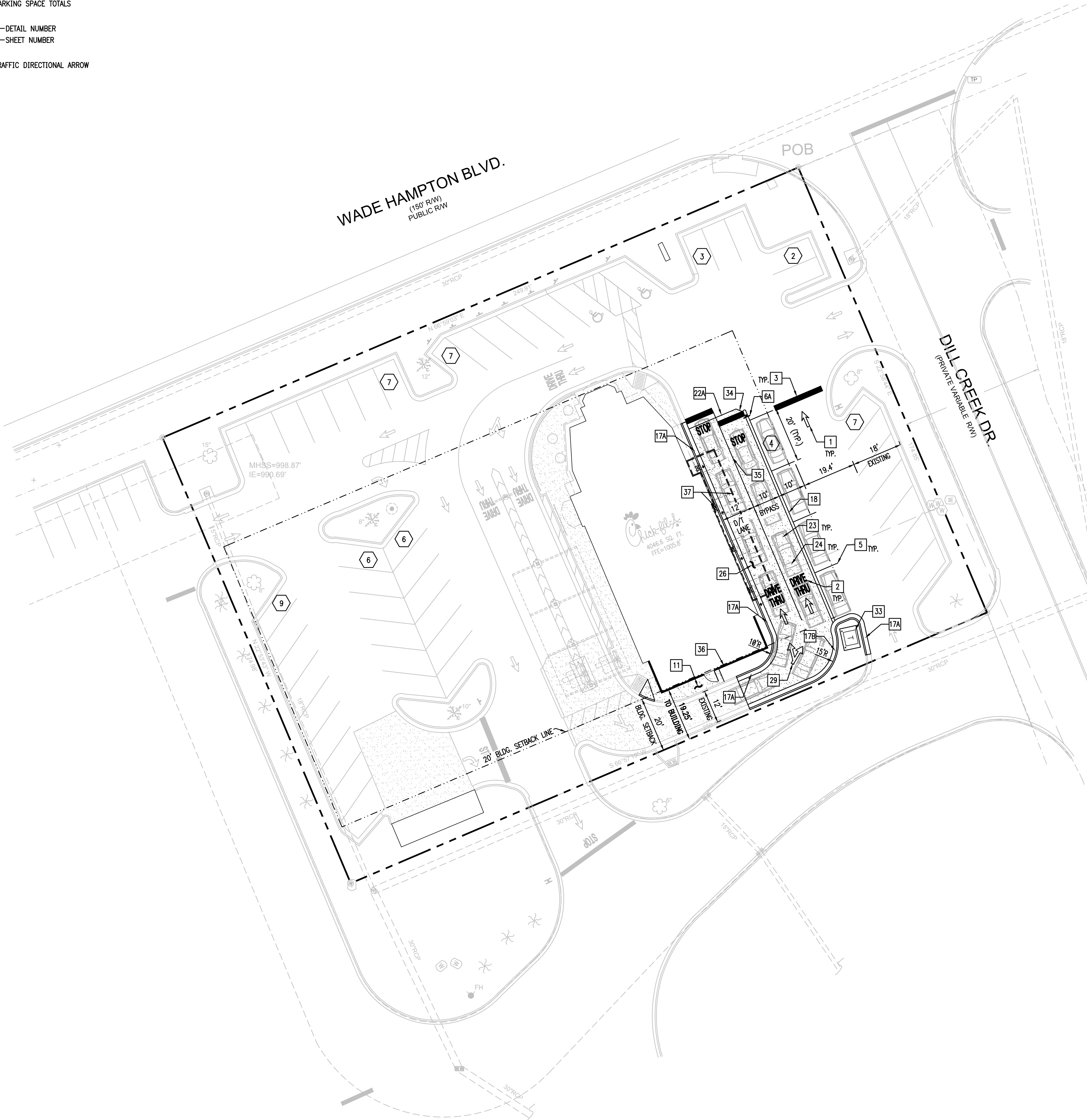
- 6

PARKING SPACE TOTALS
- 2

DETAIL NUMBER
- C4

SHEET NUMBER
- ←

TRAFFIC DIRECTIONAL ARROW



PARKING REQUIRED

One (1) Space per each three (3) Seats plus
One (1) Space per each two (2) employees
= 120 / 3 + 12 / 2
= 40 + 6 = 46 SPACES

EXISTING PARKING PROVIDED

REGULAR	52 SPACES
HANDICAP	2 SPACES
TOTAL	54 SPACES

PROPOSED PARKING PROVIDED

REGULAR	49 SPACES
HANDICAP	2 SPACES
TOTAL	51 SPACES

SITE PLAN DESIGN NOTES & KEY PLAN

- 1

DIRECTIONAL ARROW

1

C-4.0
- 2

DRIVE-THRU GRAPHICS

2

C-4.0
- 3

STOP LINE GRAPHIC

3

C-4.0
- 4

PAINTED HANDICAP PARKING SYMBOL (NOT USED)

4

C-4.0
- 5

STANDARD PARKING STALL

5

C-4.0
- 6

DIRECTIONAL SIGNAGE

6

C-4.0
- NOTES: 1. ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
2. SIGNS SHALL BE PROVIDED AND INSTALLED BY CHICK-FIL-A GENERAL CONTRACTOR.
- 6A

STOP SIGN

7

C-4.0
- 6B

HANDICAPPED PARKING SIGN (2 REQUIRED) (NOT USED)

8

C-4.0
- 6C

"CIRCLE BUILDING FOR DRIVE-THRU" SIGN (NOT USED)

8A

C-4.0
- 6D

"RIGHT-TURN ONLY" SIGN (NOT USED)

9

C-4.0
- 6E

"ONE WAY" WITH ARROW SIGN (NOT USED)

9A

C-4.0
- 6F

"LEFT TURN ONLY" SIGN (NOT USED)

10

C-4.0
- 6G

"CAUTION - WATCH FOR PEDESTRIANS" SIGN

10A

C-4.0
- 6H

"DO NOT ENTER" SIGN (NOT USED)

11

C-4.0
- 7

SIDEWALK HANDICAPPED RAMP (NOT USED)

11A

C-4.0
- 8

HANDICAPPED RAMP WITH FLARED SIDES

12

C-4.0
- 8A

HANDICAPPED RAMP w/ SHORT FLARED SIDES (NOT USED)

12A

C-4.0
- 9

RETURNED CURBED HANDICAPPED RAMP

13

C-4.1
- 10

TRUNCATED DOMES - CAST IN PLACE (NOT USED)

13A

C-4.1
- 11

TYPICAL CONCRETE SIDEWALK

14

C-4.1
- 12

SIDEWALK WITH CURB AND GUTTER (NOT USED)

15

C-4.1
- 13

DRIVE-THRU PLAN (NOT USED)

16

C-4.1
- 14

DRIVE-THRU ISOMETRIC (NOT USED)

17

C-4.1
- 15

SOLID YELLOW PLASTIC WHEEL STOP (NOT USED)

17A

C-4.1
- 16

LANDSCAPE AND IRRIGATION PROTECTOR (NOT USED)

17B

C-4.1
- 17

24" CONCRETE CURB AND GUTTER

17C

C-4.1
- 17A

SPILLING CURB AND GUTTER

18

C-4.1
- 17B

CATCHING CURB AND GUTTER

19

C-4.1
- 17C

DEPRESSED SPILLING CURB AND GUTTER (NOT USED)

19A

C-4.1
- 17D

DEPRESSED CATCHING CURB AND GUTTER (NOT USED)

19B

C-4.1
- 18

ROLLOVER / MOUNTABLE CURB (1 FT. WIDE)

20

C-4.1
- 19

REFUSE ENCLOSURE FOUNDATION PLAN (NOT USED)

20A

C-4.1
- 19A

REFUSE ENCLOSURE FOUNDATION PLAN (ALT.) (NOT USED)

21

C-4.1
- 20

REFUSE ENCLOSURE ALTERNATE DRAINAGE PLAN (NOT USED)

21A

C-4.1
- 21

CONCRETE BOLLARD (NOT USED) USED

22

C-4.1
- 22

TYPICAL PAVEMENT SECTION (NOT USED)

23

C-4.2
- 22A

PAVEMENT EDGE

23A

C-4.2
- 23

TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT

24

C-4.2
- 24

TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT

24A

C-4.2
- 24A

BUTT JOINT (NOT USED)

25

C-4.2
- 25

CONCRETE APRON AT DUMPSTER ENCLOSURE (NOT USED)

26

C-4.2
- 26

CONCRETE PAVING AT DRIVE-THRU LANE

26A

C-4.2
- 27

ALUMINUM HANDRAIL (NOT USED)

27A

C-4.2
- 28

TYPICAL ADA RAMP AND HANDRAIL (NOT USED)

28A

C-4.2
- 29

MULTI-LANE DIRECTIONAL GRAPHICS

29A

C-4.3
- 30

CROSSWALK (NOT USED)

30A

C-4.3
- 31

DRIVE-THRU ORDER POINT ISLAND CURB (NOT USED)

31A

C-4.3
- 32

MENU BOARD LOOP DETECTION SYSTEM (NOT USED)

32A

C-4.3
- 33

RELOCATED PAD MOUNTED TRANSFORMER

33A

C-4.3
- 34

2 FT. CHAMFER ON CONCRETE PAVEMENT

34A

C-4.3
- 35

4" WIDE WHITE STRIPING
(SEE PAINT ADDITIVE NOTE, DETAIL 5, SHEET C-4.0)

35A

C-4.3
- 36

NEW BUILDING ADDITION (REFER TO ARCH'L PLANS)

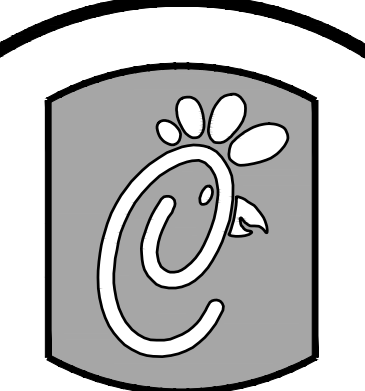
36A

C-4.3
- 37

ORDER MEAL DELIVERY (OMD) CANOPY WITH COLUMNS
(REFER TO ARCH'L PLANS)

37A

C-4.3



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

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△

△

Seal

STUART ANDERSON, P.E.
SC. REG.# 31277

AA 003420
CA 8660
604 COURTLAND STREET, SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

STORE
FSU 726
GREER
1379 W. WADE
HAMPTON BLVD.
GREER, SC 29650

SHEET TITLE
SITE DIMENSION
PLAN

VERSION: 1
ISSUE DATE: 5-2019

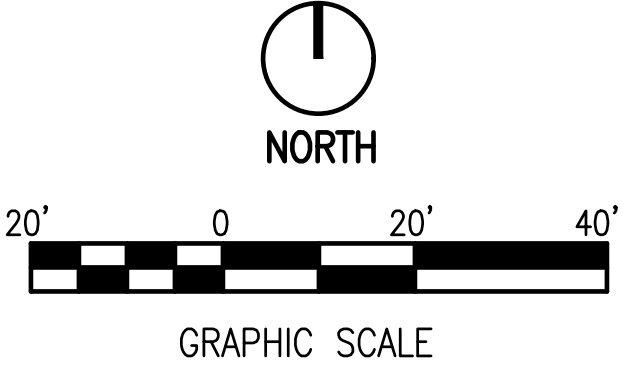
Job No. : 2017.0258
Store : 726
Date : 5/2019
Drawn By : MJ
Checked By : SH

Sheet

C-2.0

SITE DIMENSION PLAN

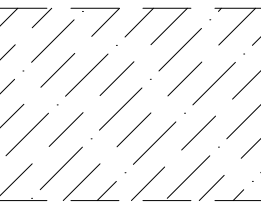
1" = 20'



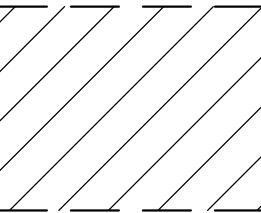
3 EXTERIOR FINISH SCHEDULE			
BR-1	BRICK #1 (MODULAR SIZE) BICKERSTAFF BRICK COMPANY, COLOR - MOUNT VERNON MORTAR: MATCH EXISTING, COLOR: BUFF NOTE: G.C. TO PROVIDE A BOX SET OF SAMPLES FOR APPROVAL/COMPARISON.	PT-9	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
PT-23B	EXTERIOR PAINT SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER	PT-10	EXTERIOR PAINT MISCELLANEOUS METALS CANOPY MANUFACTURER EXTERIOR PAINT FINISH MATTE BLACK, TEXTURED (SMOOTH FINISH UPON APPROVAL)
EC-1	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	PT-11	EXTERIOR PAINT MISCELLANEOUS METALS CANOPY MANUFACTURER EXTERIOR PAINT FINISH SMOOTH WHITE, HIGH GLOSS
ST-1	ALUMINUM STOREFRONT KAWNEER IR 501 [FL PRODUCT APPROVAL#8787.2] COLOR TO MATCH EXISTING		

- EXTERIOR FINISH NOTES:
- FINISHES LISTED IN THIS SCHEDULE DO NOT REPRESENT ORIGINAL PROTOTYPE FINISHES. CONFIRM ACTUAL FINISHES TO MATCH ON SITE.
 - REFER TO SHEETS A2.1 & A2.2 FOR AWNING TYPES AND CORRESPONDING FINISH.
 - G.C. TO OBTAIN SAMPLES OF BR-2A, BR-2B, AND BR-2C AND TAKE PHOTOS OF SAMPLES NEXT TO EXISTING BRICK IN FIELD. SEND PICTURES OF BRICK SAMPLES TO ARCHITECT AND KENT THAGUARD FOR APPROVAL BEFORE START OF CONSTRUCTION AS TO NOT DELAY THE PROJECT.
- PAINT NOTES:
- VERIFY MANUFACTURER, COLOR, AND MODEL NUMBERS WITH EXTERIOR FINISH SCHEDULE
- BLACK
 - SITE SIGNAGE (MAIN ID, SECONDARY ID, DIRECTIONAL, VERIFY OTHER POSSIBLE SIGNAGE)
 - AWNING FRAMES (VERIFY FABRIC WITH EXTERIOR FINISH SCHEDULE)
 - DRIVE-THRU ORDER POINTS/MENU BOARDS
 - DRIVE-THRU CLEARANCE BARS
 - DARK BRONZE
 - SITE METALS, NOT MENTIONED ABOVE, INCLUDING BUT NOT LIMITED TO: BOLLARDS, DUMPSTER GATE POSTS, LIGHT POLES, HANDRAILS
 - BUILDING METALS, NOT MENTIONED ABOVE, INCLUDING BUT NOT LIMITED TO: LIGHT FIXTURES, DOWNSPOUTS, SCUPPERS
 - MIDNIGHT BRONZE
 - NEW BUILDING PARAPET COPINGS
 - EXISTING BUILDING PARAPET COPINGS (REPAINT TO MATCH NEW)

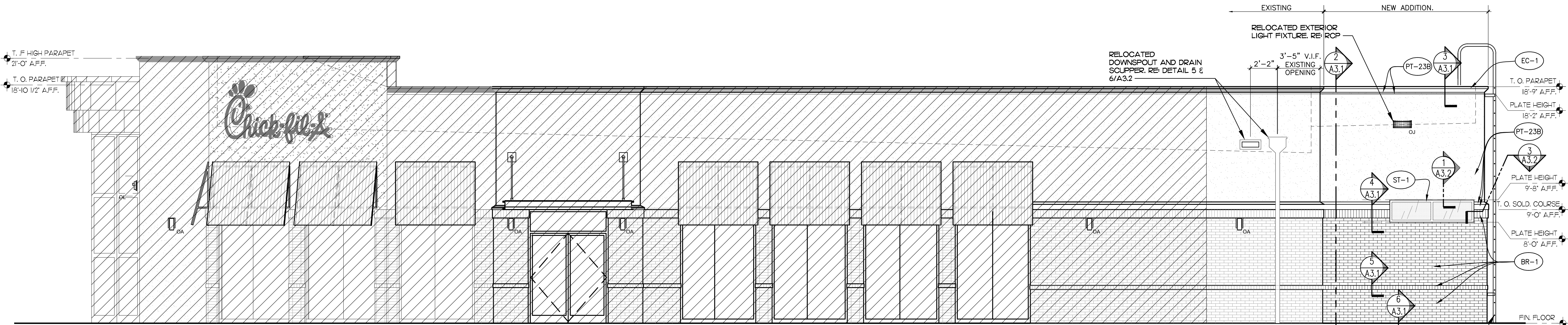
HATCH NOTE:



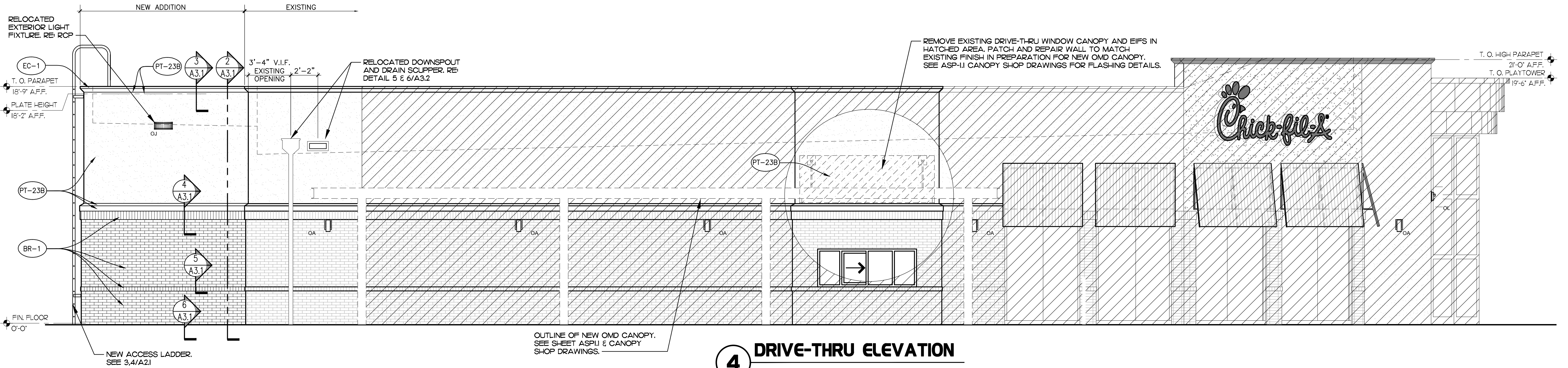
REMOVE EXISTING CANOPIES & SOFFITS IN THIS REGION. REMOVE EXISTING FINISHES, REPAIR ANY DAMAGE TO MATCH EXISTING.



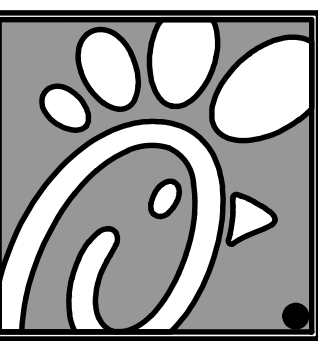
HATCH INDICATES AREAS NOT COVERED BY THE SCOPE OF WORK.



3 MAIN ENTRY ELEVATION
3/16" = 1'-0"



4 DRIVE-THRU ELEVATION
3/16" = 1'-0"



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

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△

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SEAL
THIS DOCUMENT IS **NOT** FOR CONSTRUCTION
UNLESS THE ARCHITECT OR ENGINEER'S
SIGNATURE AND SEAL APPEAR BELOW.

INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

STORE
S97-100
GREER FSU #0726

1379 W. WADE
HAMPTON BLVD.
GREER, SC 29650

SHEET TITLE
EXTERIOR
ELEVATIONS

VERSION: 2019-030
ISSUE DATE: 05-2019

Job No. : 19.0256

Store : 0726

Date : 05.2019

Drawn By : MB

Checked By : LU

Sheet

A-2.2

3 EXTERIOR FINISH SCHEDULE			
BR-1	BRICK #1 (MODULAR SIZE) BICKERSTAFF BRICK COMPANY, COLOR - MOUNT VERNON MORTAR: MATCH EXISTING, COLOR: BUFF NOTE: G.C. TO PROVIDE A BOX SET OF SAMPLES FOR APPROVAL/COMPARISON.	PT-9	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
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EC-1	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	PT-11	EXTERIOR PAINT MISCELLANEOUS METALS CANOPY MANUFACTURER EXTERIOR PAINT FINISH SMOOTH WHITE, HIGH GLOSS
ST-1	ALUMINUM STOREFRONT KAWNEER IR 501 [FL PRODUCT APPROVAL#8787.2] COLOR TO MATCH EXISTING		

PAINT NOTES:
 VERIFY MANUFACTURER, COLOR, AND MODEL NUMBERS WITH EXTERIOR FINISH SCHEDULE

1. BLACK
 - 1.1. SITE SIGNAGE (MAIN ID, SECONDARY ID, DIRECTIONAL, VERIFY OTHER POSSIBLE SIGNAGE)
 - 1.2. AWNING FRAMES (VERIFY FABRIC WITH EXTERIOR FINISH SCHEDULE)
 - 1.3. DRIVE-THRU ORDER POINTS/MENU BOARDS
 - 1.4. DRIVE-THRU CLEARANCE BARS
2. DARK BRONZE
 - 2.1. SITE METALS, NOT MENTIONED ABOVE, INCLUDING BUT NOT LIMITED TO: BOLLARDS, DUMPMSTER GATE POSTS, LIGHT POLES, HANDRAILS
 - 2.2. BUILDING METALS, NOT MENTIONED ABOVE, INCLUDING BUT NOT LIMITED TO: LIGHT FIXTURES, DOWNSPOUTS, SCUPPERS
3. MIDNIGHT BRONZE
 - 2.1. NEW BUILDING PARAPET COPINGS
 - 2.2. EXISTING BUILDING PARAPET COPINGS (REPAINT TO MATCH NEW)

HATCH NOTE:

REMOVE EXISTING CANOPIES & SOFFITS IN THIS REGION. REMOVE EXISTING FINISHES. REPAIR ANY DAMAGE TO MATCH EXISTING.

HATCH INDICATES AREAS NOT COVERED BY THE SCOPE OF WORK.



Category Number: III.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
8/5/2019

BZA 2019-12

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	7/26/2019	Cover Memo
❑ Sign Plan Facade	7/26/2019	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 JAMES H BENSON JR
Address 400 W. WADE HAMPTON BVD
GREER SC 29650
Contact Number (864) 230 8959
Email CHRIS @ BENSONCDJ.COM

Property Owner Information

Name JAMES H BENSON JR.
Address 313 MEMORIAL DRIVE
GREER SC 29650
Contact Number SAME
Email JIM @ BENSONCDJ.COM

Tax Map Number(s) G 014 000 300 101 ✓

Property Address(s) 313 MEMORIAL DRIVE GREER 29650 ✓

Business Name BENSON CHRYSLER

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>7-9-19</u>
Staff Recommendation _____	Meeting Date <u>8-5-19</u>

BZA 2019-12

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): ARTICLE 8 NUMBER OF SIGNS 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: _____ 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: WE CANNOT PROPERLY REPRESENT OUR BRANDS WITH THIS SIGN ORDINANCE
 - b. These conditions do not generally apply to other property in the vicinity as shown by: MOST BUSINESSES ARE TRYING TO REPRESENT ONE BUSINESS OR BRAND
 - 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: WE NEED TO REPRESENT OUR NAME "PENSION" AND ALL OUR BRANDS "CHRYSLER DODGE JEEP RAM" AND OUR SERVICE ENTRANCE
 - 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: IT WILL ACTUALLY HELP THE PUBLIC NO WHERE TO GO IN THIS LARGE FACILITY

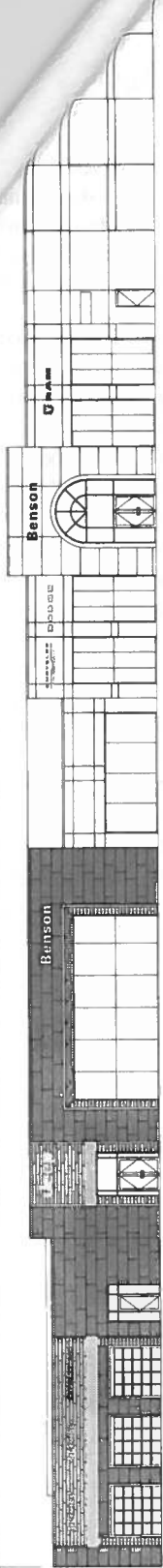

Applicant Signature

Date 7/9/2019

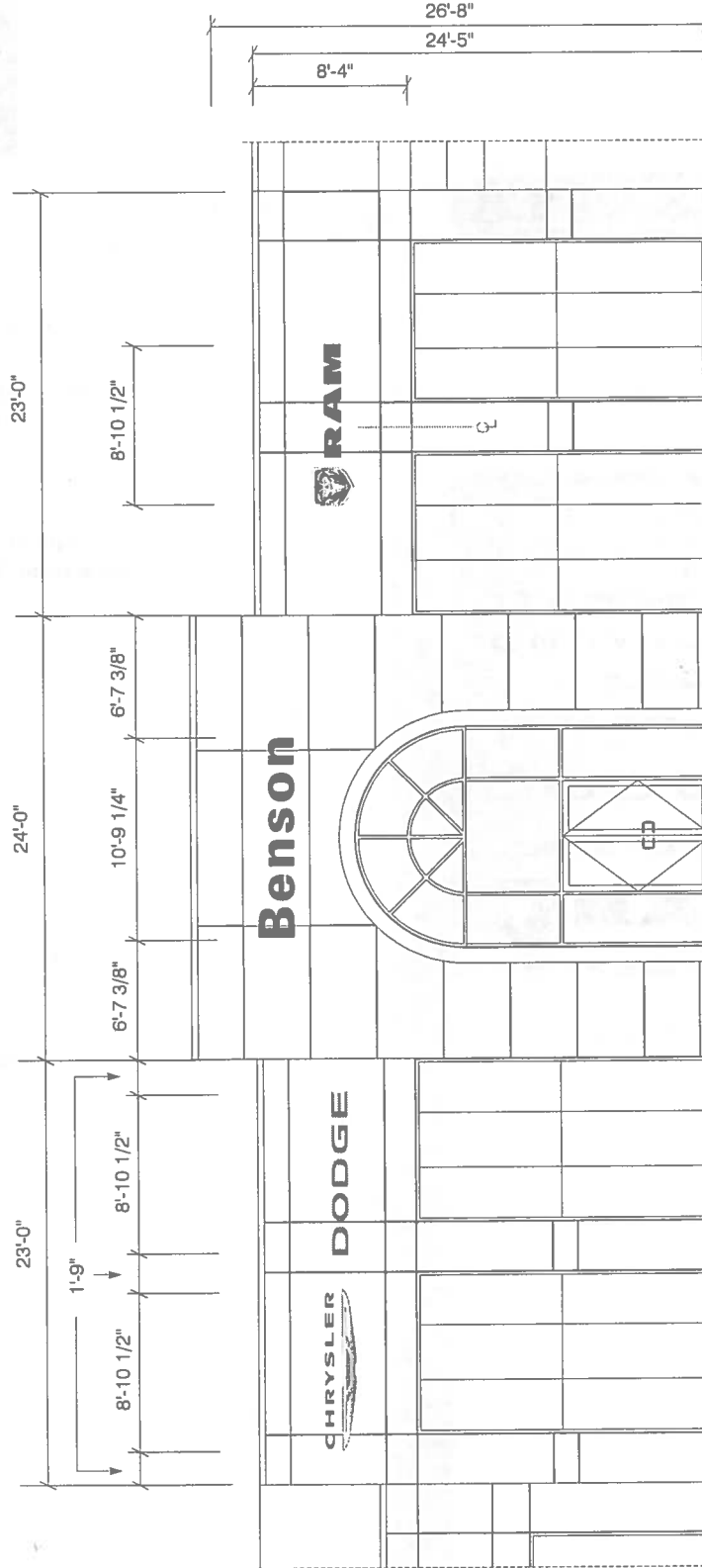


ELEVATIONS

315'-0"



ELEVATION DETAIL



Wall signs to be centered and equally spaced in available area.
Available wall area must be verified in field prior to installation.

Category Number: III.
Item Number: D.



AGENDA
BOARD OF ZONING APPEALS
8/5/2019

BZA 2019-13

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	7/26/2019	Cover Memo
❑ Sign Plan - Freestanding	7/26/2019	Cover Memo
❑ Site Plan	7/26/2019	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 JAMES H. BENSON JR
Address 400 W. WADE HAMPTON BLVD
GREER SC 29650
Contact Number (864) 230 8959
Email CHRIS @ BENSON CDJ.COM

Property Owner Information

Name JAMES H. BENSON JR
Address 313 MEMORIAL DRIVE
GREER SC 29650
Contact Number SALE
Email JIM @ BENSON CDJ.COM

Tax Map Number(s) 6014 000 300 101

Property Address(s) 313 MEMORIAL DRIVE GREER 29650

Business Name BENSON ENTERPRISES

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

<u>OFFICE USE ONLY</u>	
Received By <u>B. Blall</u>	Date <u>7-9-19</u>
Staff Recommendation _____	Meeting Date <u>8-5-19</u>

BZA 2019-13

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): ARTICLE 8 SIGN HEIGHT
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: _____ 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: WE JUST SPENT \$30,000 RETROFITTING OUR EXISTING 35 FOOT SIGN - A FEW YEARS AGO. WE WOULD HAVE NEVER CONSIDERED HAVING IF CITY WOULD REQUIRE 100' NEW
 - b. These conditions do not generally apply to other property in the vicinity as shown by: SIGN WE WILL BE HAPPY TO CHANGE SIGN WHEN CHRYSLER CHANGES SIGNAGE BUT OUR EXISTING SIGN HAS ALREADY BEEN RETROFITTED TO MEET BRAND 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 as follows: THIS ISNT JUST A NEW BUSINESS COMING IN - THE INVESTMENT IS LARGE ENOUGH WITHOUT THIS REQUIREMENT
 - 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: WE HAVENT HAD ONE COMPLAINT ON THIS SIGN FROM ANY BUSINESS OR INDIVIDUAL - THAT STEALS FOR ITSELF


Applicant Signature

Date 7.9.2019

CHRYSLER

DODGE

Jeep

RAM

SIGN DETAIL

9 SERIES 10' x 15' BRAND SIGN at 35' OAH

Square Footage

158.58 ft²

Manufacturing Details

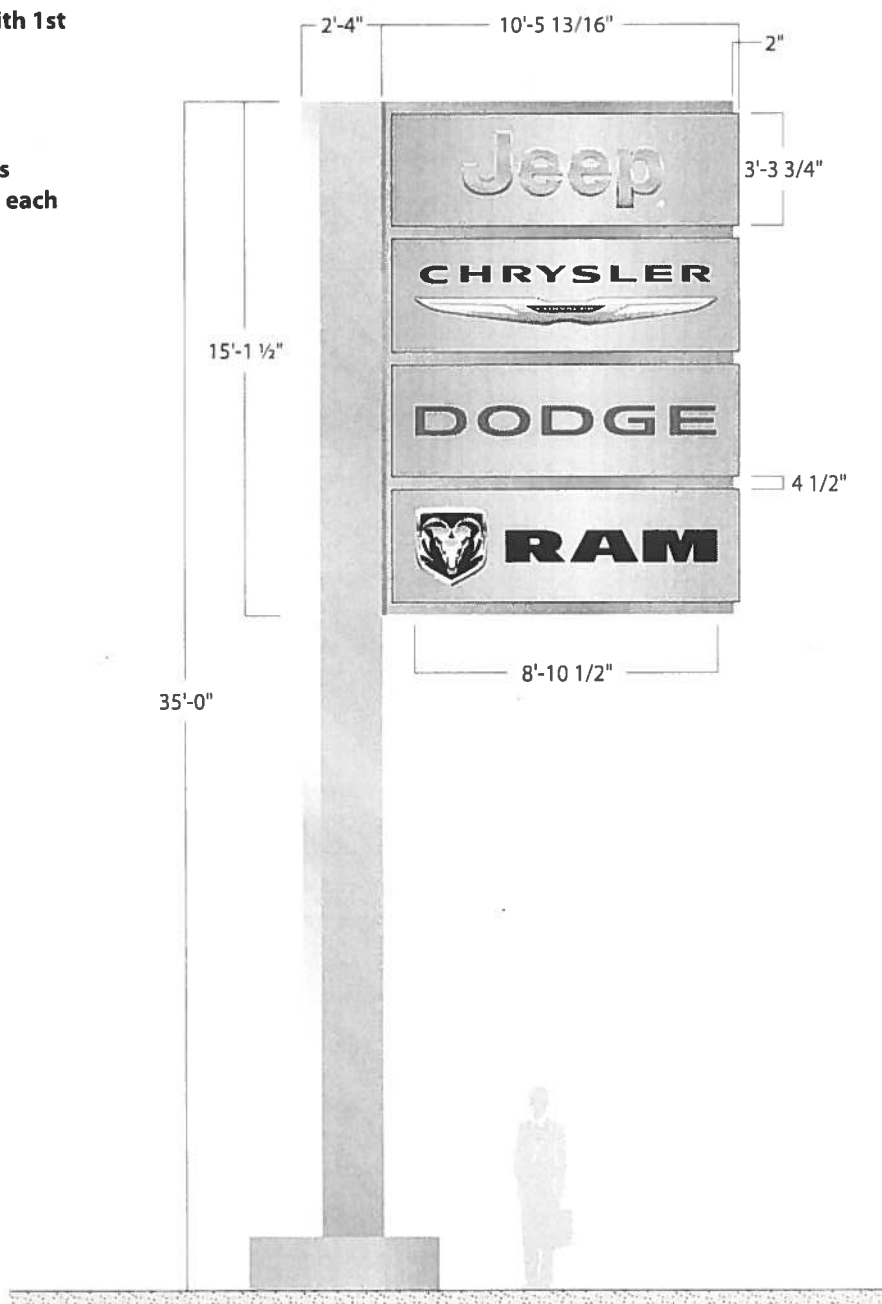
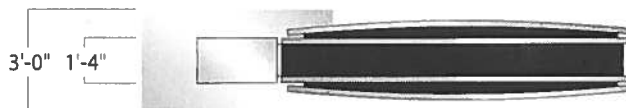
- Painted aluminum exterior construction with chrome accents on cladding.
- Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl / color digital print.

Electrical Requirements

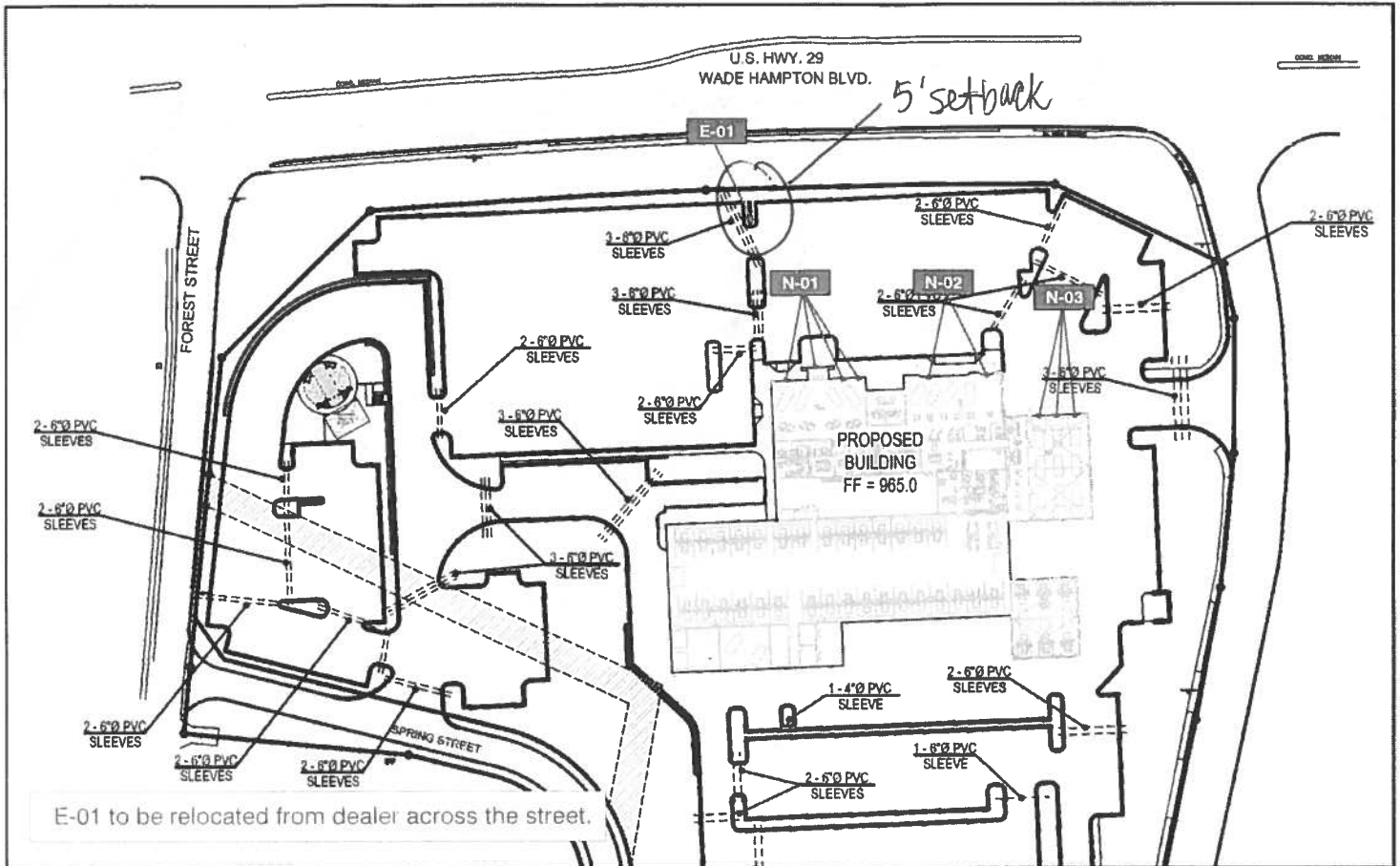
- Fluorescent internal illumination
(12) F120 / T12 / Coolwhite / High Output Lamps
- (3) Transco Ballast TRA-14-1040EP at 2.6 amps each
- LED external halo illumination
(248) Agilight White Tuffrayz
- (3) Advance Xitanium Power Supply
LED-120A-0012V-50F at 0.63 amps each
- Total Load: 9.69 amps at 120 V
- (1) 20 amp Circuit Required

Colors

- Chrysler Badge:** Black Process Black
Blue PMS 287
Silver
- Dodge Badge:** Red PMS 485
White
Silver
- Jeep Badge:** Silver
- Ram Badge:** Black Process Black
Silver



INVENTORY / SITE PLAN



INVENTORY

RECOMMENDATION

[illegible]

RO - Remove Only

LS - Leave Sign

RL - Relocate

RR - Remove/Replace

RTF - Retro-fit

RF - Reface

Category Number: IV.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
8/5/2019

Planning and Zoning Report

ATTACHMENTS:

Description	Upload Date	Type
☐ Upcoming Training	7/26/2019	Cover Memo

Upcoming Board Training Dates – Greer City Hall, 301 E. Poinsett St – Conference 116

August 23rd 9am-12pm

September 27th 2pm-5pm

October 18th 12pm-3pm

November 15th 2pm-5pm