



AGENDA
BOARD OF ZONING APPEALS
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
September 9, 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. August 2019 Minutes

II. PUBLIC HEARING

- A. Public Hearing

III. NEW BUSINESS

- A. BZA 2019-14
- B. BZA 2019-15 - Withdrawn
- C. BZA 2019-16

IV. OTHER BUSINESS

- A. Planning and Zoning Report

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
9/9/2019

August 2019 Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ August 2019 Minutes	9/3/2019	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

August 5, 2019

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

Member(s) Absent: Monica Ragin Hughey

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.

Dr. McAbee stated he would be recusing himself from BZA 2019-12 and BZA 2019-13.

II. Minutes of Board of Zoning Appeals Meeting

ACTION –Mr. Griffin made a motion to approve the Board of Zoning Appeals Meeting minutes from July 8, 2019. Dr. McAbee seconded the motion. The motion carried with a vote of 4 to 0. Ms. Tsesmeloglou and Ms. Massey abstained from the vote. Dr. Hughey was 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 2019-11

Mr. Septon opened the public hearing for BZA 2019-11.

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 2019-11.

B. BZA 2019-12

Mr. Septon opened the public hearing for BZA 2019-12.

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 2019-12.

C. BZA 2019-13

Mr. Septon opened the public hearing for BZA 2019-13.

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 2019-13.

IV. Old Business

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

V. New Business

A. BZA 2019-11

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-11.

Staff presented the details of the request and staff analysis with recommendation of approval for BZA 2019-11 to allow for a variance to reduce the rear setback line from 20 feet to 19.25 feet.

Donna Brown, applicant for the request, was present but did not speak as the Board did not have any questions.

ACTION – Dr. McAbee made a motion to approve BZA 2019-11. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. BZA 2019-12

Dr. McAbee stepped down from the panel, recusing himself from the following two requests.

Mr. Septon opened a business meeting for BZA 2019-12.

Staff presented the details of the request and staff analysis with recommendation for approval for a variance for the number of façade signs to be increased from three to nine.

Chris Bench, representative for the applicant, was available to answer any questions the Board had.

Ms. Massey asked Mr. Bench how many signs would be on the Spring street side of the business. Mr. Bench stated there would be no signs on that side of the business.

After a brief discussion, the Board voted on the request.

ACTION – Ms. Lynn made a motion to approve BZA 2019-12. Mr. Griffin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. BZA 2019-13

Mr. Septon opened a business meeting for BZA 2019-13.

Staff presented the details of the request and staff analysis with recommendation for approval for a variance to increase the allowable sign height from 30 feet to 36 feet.

Mr. Septon asked staff to clarify the location of the sign. Mr. McMahan stated that the sign would be moved from its current location to the new location across the street.

Mr. Griffin asked staff to clarify the distance from the sign to Wade Hampton Blvd. Mr. McMahan advised approximately 15 to 20 feet and this would meet the requirements of the ordinance.

Chris Bench, representative for the applicant, was available to the Board to answer any questions. The Board had no questions for the applicant.

ACTION – Mr. Griffin made a motion to approve BZA 2019-13. Ms. Massey seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Dr. McAbee returned to the panel for the remaining of the meeting.

VI. Other Business

Planning and Zoning Staff Report

Staff updated the Board on upcoming training opportunities.

VII. Executive Session

VIII. Adjourn

There being no other business, Ms. Massey made a motion to adjourn the meeting at 5:53pm. Ms. Lynn seconded the motion. Meeting adjourned.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
9/9/2019

Public Hearing

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing	9/3/2019	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZA 2019-14

APPLICANT:	400 Memorial, LLC – Chuck Langston
PROPERTY LOCATION:	400 Memorial Dr Ext
TAX MAP NUMBER:	G018000500705
EXISTING ZONING:	C-3, Commercial
REQUEST:	Variance – Sign location above ground floor and 3 sign on one side of the building

BZA 2019-14



BZA 2019-14



BZA 2019-14



BZA 2019-14



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 2019-15

APPLICANT: T2 Design and Construction

PROPERTY LOCATION: 317 Farmers Market St., Stillwaters Subdivision

TAX MAP NUMBER: 06331501/1700

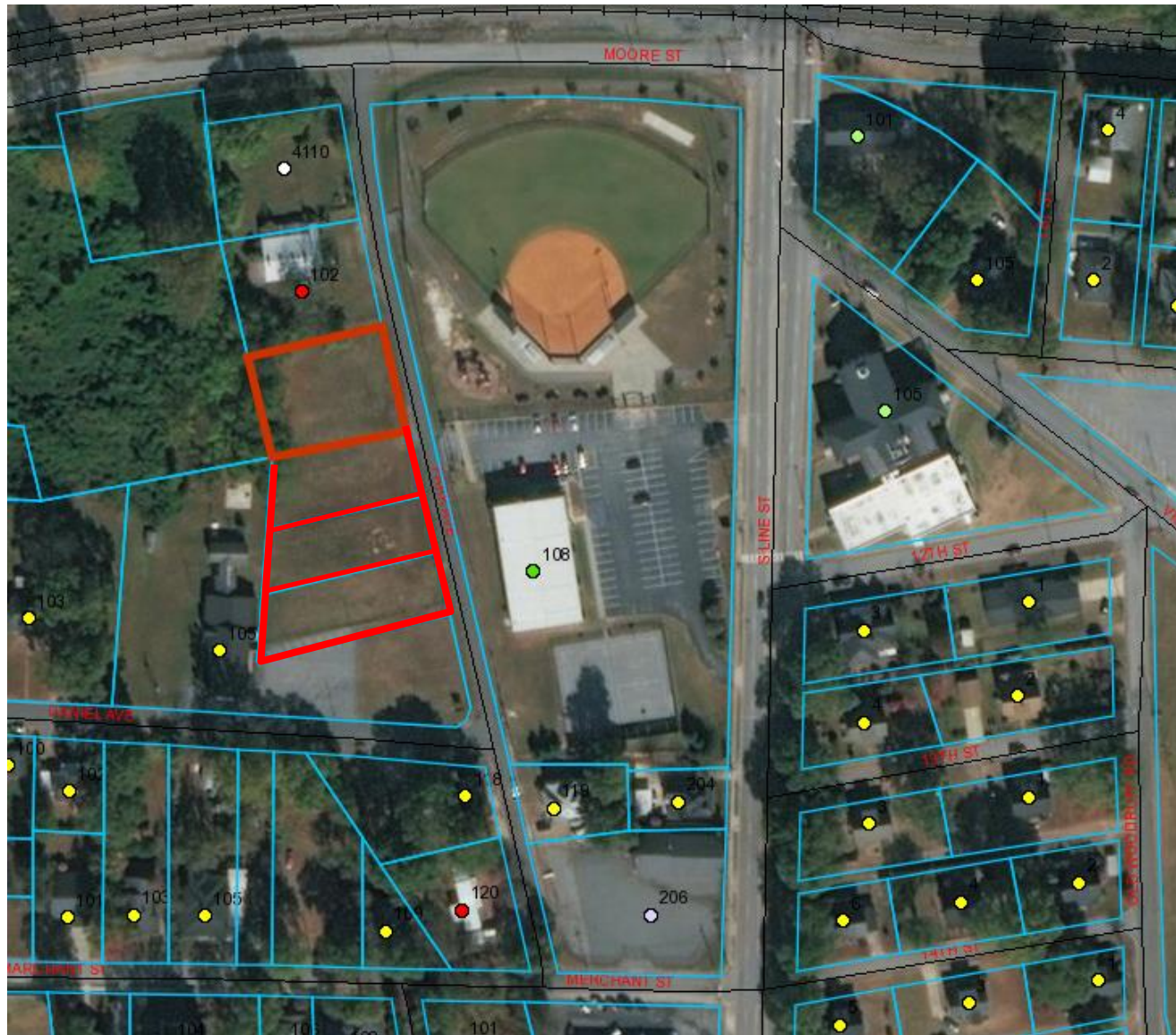
EXISTING ZONING: PD, Planned Development

REQUEST: Variance – Side Setback along Coolwater Dr

BZA 2019-16

APPLICANT:	Neal Fogleman
PROPERTY LOCATION:	Park Ave
TAX MAP NUMBER:	G027000200400, 401, 500, and 600
EXISTING ZONING:	C-1, Central Business District
REQUEST:	Special Exception – Multi-Family up to 15 units per acre

BZA 2019-16



BZA 2019-16





City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
9/9/2019

BZA 2019-14

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	9/3/2019	Cover Memo
❑ Proposed Sign	9/3/2019	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. ****

Name 4 601800500705
Address Greer SC 29650
Contact Number 230 4302
Email clangston@clangston-black.com

Property Owner Information
Name 400 Memorial LLC
Address 410 W. Pinsett St
Greer SC 29650
Contact Number 230 4302
Email clangston@clangston-black.com

Tax Map Number(s) 6-01800500705
Property Address(s) 400 Memorial Drive Extension ✓
Business Name 400 Memorial LLC
Family Dental Health Financial Institution
Langston Black Real Estate

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

OFFICE USE ONLY	
Received By <u>BB</u>	Date <u>7-22-19</u>
Staff Recommendation _____	Meeting Date <u>9-9-19</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): _____

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: _____

This 4 acre parcel has a 40,000 S/F Bldg on it. It is elevated above Wade Hampton and will have 3 main tenants.

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

This is the largest multi-tenant office bldg on Wade Hampton

- 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: _____

Tenants would not have the signage exposure that they presently enjoy & customers would not know where to find them

- 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: _____

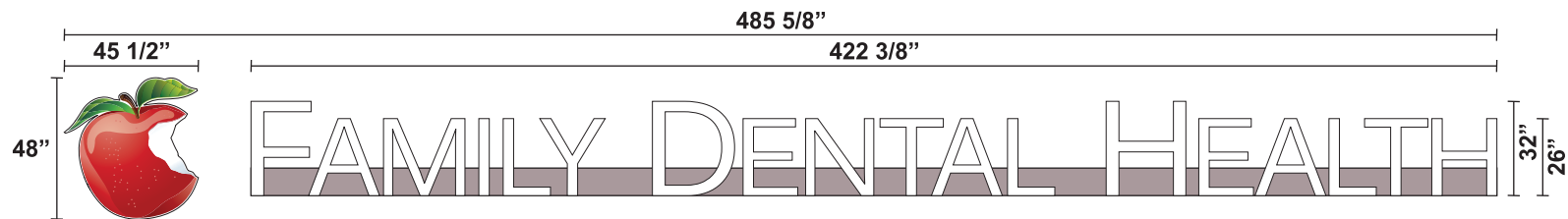
The signage will be located on the top edge of the building and will not be a hindrance to adjacent property or neighborhood.

Cheryl Lanyard

Applicant Signature

Date

7-22-19

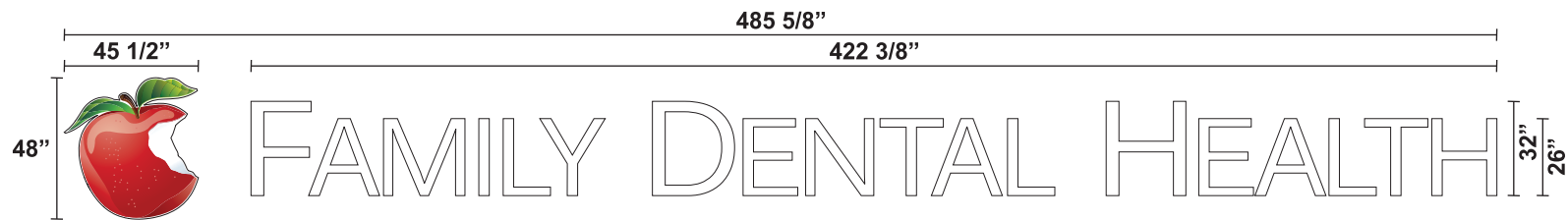


Internally Illuminated Channel Letters & Logo
 Digitally Printed Translucent Face Graphic
 Letters w/ White Faces/Black Returns
 Secured to Raceway(Painted to Match Building)



Option 1 Raceway

Sheet NO. Sheet 1 of 5	Rev. # /date/notes	SPECIFICATIONS	Date	Drawn by	Checked by	GARFIELD SIGNS & GRAPHICS 203 Ford Street Greer, SC 29650 PH. (864) 848-0911 FAX (864) 848-0903
			05/29/19	M. R.	J. L.	
Job #	File Origin: 2019 2019\Family Dental Health\Old BB&T...\Family Dental Health Channel Letters.cdr	MATERIALS: as noted	06/06/19			
		SIZE: as noted	06/10/19			
		COLORS: white, black, full color print	07/23/19			
Scale 1/4" : 1'	CUSTOMER: LOCATION:	# FACES:1 Qty: 1				
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**Internally Illuminated Channel Letters & Logo
Digitally Printed Translucent Face Graphic
Letters w/ White Faces/Black Returns**




**Option 2
No Raceway**

Sheet NO. Sheet 2 of 5	Rev. # /date/notes	SPECIFICATIONS	Date	Drawn by	Checked by	GARFIELD SIGNS & GRAPHICS 203 Ford Street Greer, SC 29650 PH. (864) 848-0911 FAX (864) 848-0903
			06/20/19	M. R.	J. L.	
Job #	File Origin: 2019 2019\Family Dental Health\Old BB&T...\\Family Dental Health Channel Letters.cdr	MATERIALS: as noted	07/23/19			
		SIZE: as noted				
		COLORS: white, black, full color print				
Scale 1/4" : 1'	CUSTOMER: LOCATION:	# FACES:1				
		Qty: 1				

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Sheet NO. Sheet 3 of 5	Rev. # /date/notes	SPECIFICATIONS			Date	Drawn by	Checked by	 GARFIELD SIGNS & GRAPHICS 203 Ford Street Greer, SC 29650 PH. (864) 848-0911 FAX (864) 848-0903
		MATERIALS: as noted			07/02/19	KB		
Job #	File Origin: 2019 2019\Family Dental Health\Old BB&T...\Family Dental Health Channel Letters.cdr	SIZE: as noted			07/18/19	MCR		
		COLORS: white			07/23/19			
		# FACES:1						
Scale 1/4" : 1'	CUSTOMER: LOCATION:	Qty: 1						
					This design is the property of GARFIELD SIGNS & GRAPHICS LLC. Reproduction without consent is prohibited by law. © 2016 GARFIELD SIGNS & GRAPHICS			




**Internally Illuminated Channel Letters & Logo
Digitally Printed Translucent Face Graphic
Letters w/ White Faces/Black Returns**



Sheet NO. Sheet 4 of 5	Rev. # /date/notes	SPECIFICATIONS		Date	Drawn by	Checked by	<div>GARFIELD</div> <div>SIGNS & GRAPHICS</div> <div>203 Ford Street Greer, SC 29650</div> <div>PH. (864) 848-0911 FAX (864) 848-0903</div>
		MATERIALS: as noted		07/18/19	M. R.	J. L.	
Job #	File Origin: 2019 2019\Family Dental Health\Old BB&T...\Family Dental Health Channel Letters.cdr	SIZE: as noted		07/23/19			
		COLORS: white, black, orange					
		# FACES:1					
Scale 1/4" : 1'	CUSTOMER: LOCATION:	Qty: 1					
				This design is the property of GARFIELD SIGNS & GRAPHICS LLC. Reproduction without consent is prohibited by law. © 2016 GARFIELD SIGNS & GRAPHICS			



Sheet NO. Sheet 5 of 5	Rev. # /date/notes	SPECIFICATIONS		Date	Drawn by	Checked by	<div><p>203 Ford Street Greer, SC 29650 PH. (864) 848-0911 FAX (864) 848-0903</p></div>
		MATERIALS: as noted		07/18/19	M. R.	J. L.	
		SIZE: as noted		07/23/19			
Job #	File Origin: 2019 2019\Family Dental Health\Old BB&T...\Family Dental Health Channel Letters.cdr	COLORS: white, black, orange					
		# FACES:1					
		Qty: 1					
Scale 1/4" : 1'	CUSTOMER: LOCATION:			This design is the property of GARFIELD SIGNS & GRAPHICS LLC. Reproduction without consent is prohibited by law. © 2016 GARFIELD SIGNS & GRAPHICS			

Category Number: III.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
9/9/2019

BZA 2019-15 - Withdrawn

ATTACHMENTS:

Description	Upload Date	Type
❏ Application	9/3/2019	Cover Memo



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

The applicant hereby appeals: (Check one)

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

Applicant Information

Name T² Design & Construction, LLC
Address 904 N. Main St.
Greer SC 29615
Contact Number 864-879-1862; 864-303-2965
Email mark@t2dandc.com

Property Owner Information

Name Ana Davis
Address 317 Farmers Market St
Greer, SC 29615
Contact Number 864-303-6271
Email Sanapilates17@yahoo.com

Tax Map Number(s) 0633150101700 ; lot #17

Property Address(s) 317 Farmers Market St

Business Name (if applicable) N/A

Description of Request Variance of Building setback along Coolwater Drive;
would like to change building setback as indicated per attached "Sketch A"

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

OFFICE USE ONLY	
Received By <u>[Signature]</u>	Date <u>7/19/19</u>
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): Building set back along Coolwater Drive 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: "Sketch A" 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:

subject property is a corner lot & therefore is subject to a 15' bldg set back along both adjacent roads; lot narrows @ rear of property as well

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

Other lots, that are not corner lots are typically rectangular with no variance in lot width; See "Sketch B"

- 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:

Lot being narrower @ rear, forces new residence to be within of lot l6 property line; with length of new residence - proper drainage within this area adjacent to lot l6 will be very difficult

- 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:

Extra width in "buildable area" will make good drainage within the & from the property much easier to provide

Ana Davis,

Print Name and Signature (Property Owner)

Date

Category Number: III.
Item Number: D.



AGENDA
BOARD OF ZONING APPEALS
9/9/2019

BZA 2019-16

ATTACHMENTS:

Description	Upload Date	Type
☐ Application	9/3/2019	Cover Memo



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

The applicant hereby appeals: (Check one)

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

Applicant Information

Name Ne.1 Foylenon

Address 25 Woods Lake Rd Suite 705
Greenville, SC 29607

Contact Number 864-271-8673

Email PNF@FRFINC.NET

Property Owner Information

Name The Paul A. Jordan Sr. Revocable Trust

Address 329 Suber Road
Greer SC 29651

Contact Number 864-879-2015

Email cell- 864-444-5756 (Ph: 1 Jordan)

Tax Map Number(s) 6027000200401, 6027000200400, 6027000200500, 6027000200600

Property Address(s) Peik Avenue, City of Greer

Business Name (if applicable) Fent, Reickert & Foylenon Inc.

Description of Request to allow for multi-family dwellings in C-1 zoning

Complete one of the following attached forms that corresponds with the 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: multi-family dwelling in a C-1 zone
(12 units total)
which is a permitted special exception under the district regulation in Section(s) 5:7.3 of the Zoning Ordinance.
2. Applicant will meet the standards in Section(s) 5:7.5 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:
site is over 1 acre, density will not exceed 1000 square feet for each unit
minimum of 1 parking space will be provided for each dwelling unit
3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance:
N/A

Rebecca Wi Jordan

Rebecca W. Jordan

Print Name and Signature (Property Owner)

8/5/19

Date

Category Number: IV.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
9/9/2019

Planning and Zoning Report

ATTACHMENTS:

Description	Upload Date	Type
☐ Upcoming Training	9/3/2019	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