



AGENDA
BOARD OF ZONING APPEALS
Greer City Hall, 301 E. Poisnett St, Greer, SC 29651
November 4, 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. September 2019 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. OLD BUSINESS

IV. NEW BUSINESS

- A. BZA 2019-17
- B. BZA 2019-18
- C. BZA 2019-19
- D. 2020 Calendar Approval

V. OTHER BUSINESS

- A. Planning Report

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
11/4/2019

September 2019 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 September 2019 Minutes	10/28/2019	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

September 9, 2019

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

Member(s) Absent: Robbie Septon, Chair
Monica Ragin Hughey
Glendora Massey

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.

II. Minutes of Board of Zoning Appeals Meeting

ACTION –Mr. Griffin made a motion to approve the minutes from the August 5, 2019 Board of Zoning Appeals meeting. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 4 to 0. Mr. Septon, Dr. Hughey, and Ms. Massey were absent from the vote.

III. Public Hearing

Dr. McAbee read a brief statement about conducting the public hearing portion of the meeting.

A. BZA 2019-14

Dr. McAbee opened the public hearing for BZA 2019-14.

Staff gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2019-14.

B. BZA 2019-16

Dr. McAbee opened the public hearing for BZA 2019-16.

Staff gave the basic information for the request.

As there was no one to speak for or against this case, Dr. McAbee closed the public hearing for BZA 2019-16.

IV. Old Business

Dr. McAbee announced there was no old business to discuss at the meeting.

V. New Business

A. BZA 2019-14

Dr. McAbee read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-14.

Staff presented the details of the request and staff analysis with recommendation of approval for BZA 2019-14 to locate a sign above the ground floor for a building located at 400 Memorial Dr.

Chuck Langston, applicant for the request, gave a brief overview of the use of the building.

Mr. Griffin asked if the two current business located in the building would have their signs posted and the remaining business would be left vacant until it is determined what business would occupy the space. Mr. Langston confirmed that is correct.

ACTION – Ms. Tsismeloglou made a motion to approve BZA 2019-14. Ms. Lynn seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

B. BZA 2019-16

Dr. McAbee opened a business meeting for BZA 2019-16.

Staff presented the details of the request and staff analysis with a recommendation of approval for a Special Exception to allow for Multi-Family Dwellings as stated in 5:7.3 of the Zoning Ordinance on Park Ave.

Ms. Tsismeloglou asked staff to clarify the architectural requirements of the downtown overlay district. Mr. McMahan stated that the downtown overlay encompasses everything that is C-1. He stated that the design of the townhomes would have to be in character with the downtown area. He advised that he has spoken with the applicant and that staff would be working with the applicant on those details.

Dr. McAbee asked staff if there was adequate space with the proposed number of units and the required parking. Mr. McMahan advised that there is and that the applicant has proposed less units than the density allows.

Neil Fogelman, with Fant Reichert & Fogleman, gave a brief overview of the project. He advised that there would be a sidewalk installed in front of the units and the price point would be approximately \$200,000 per unit.

ACTION – Mr. Griffin made a motion to approve BZA 2019-16. Ms. Lynn seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

VI. Other Business

Planning and Zoning Staff Report

Staff updated the Board on upcoming training opportunities. Staff introduced Ruthie Helms as the new Interim Director of the Building and Development Standards Department.

VII. Executive Session

VIII. Adjourn

There being no other business, Mr. Griffin made a motion to adjourn the meeting at 5:54pm. Ms. Tsesmeloglou seconded the motion. Meeting adjourned.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
11/4/2019

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	10/28/2019	Cover Memo



City of Greer, SC

Board of Zoning Appeals

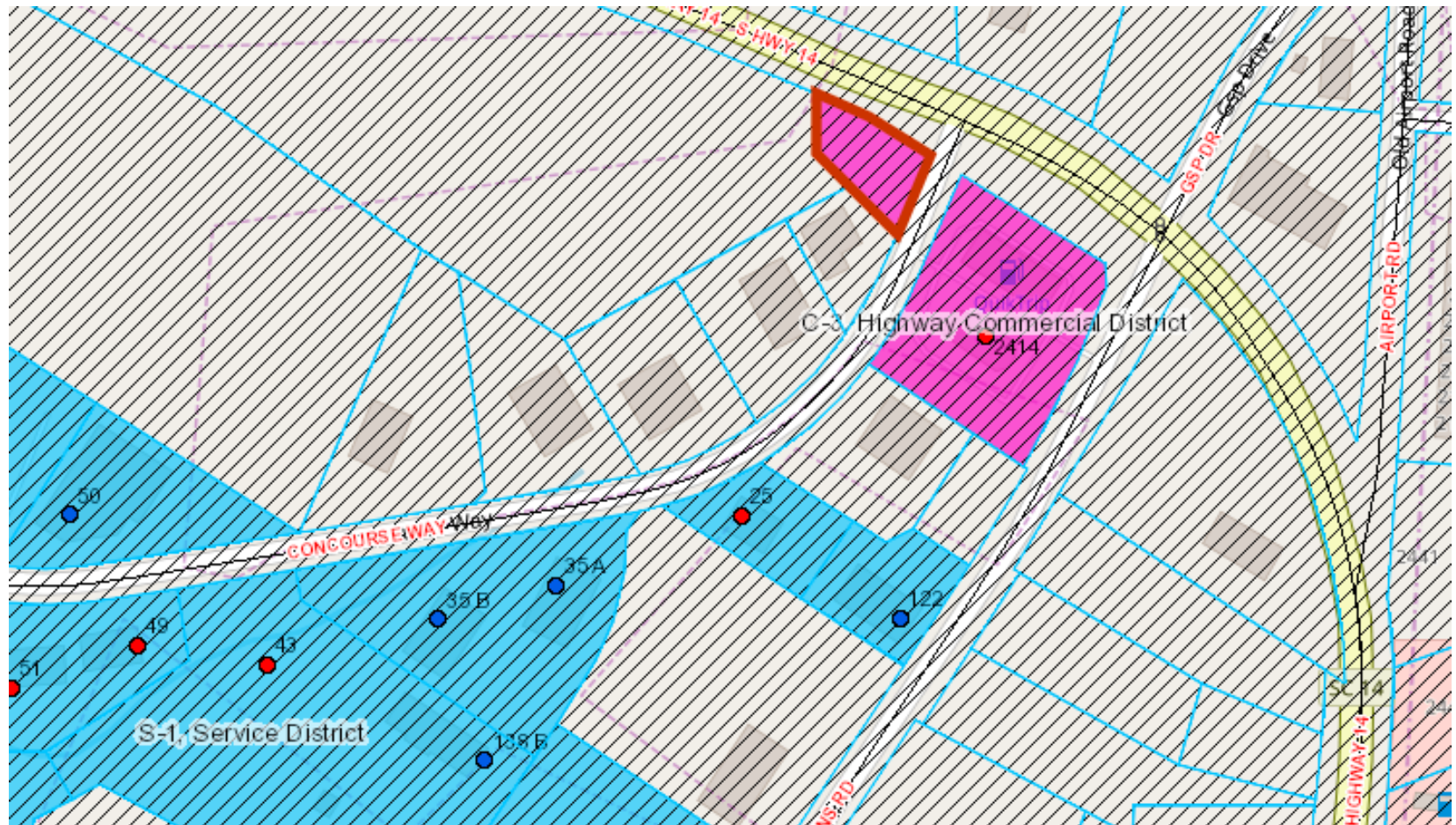
BZA 2019-17

APPLICANT:	Butch Baur
PROPERTY LOCATION:	2414 Highway 14
TAX MAP NUMBER:	0529020101502
EXISTING ZONING:	C-3, Highway Commercial District
REQUEST:	Variance – Rear setback

BZA 2019-17



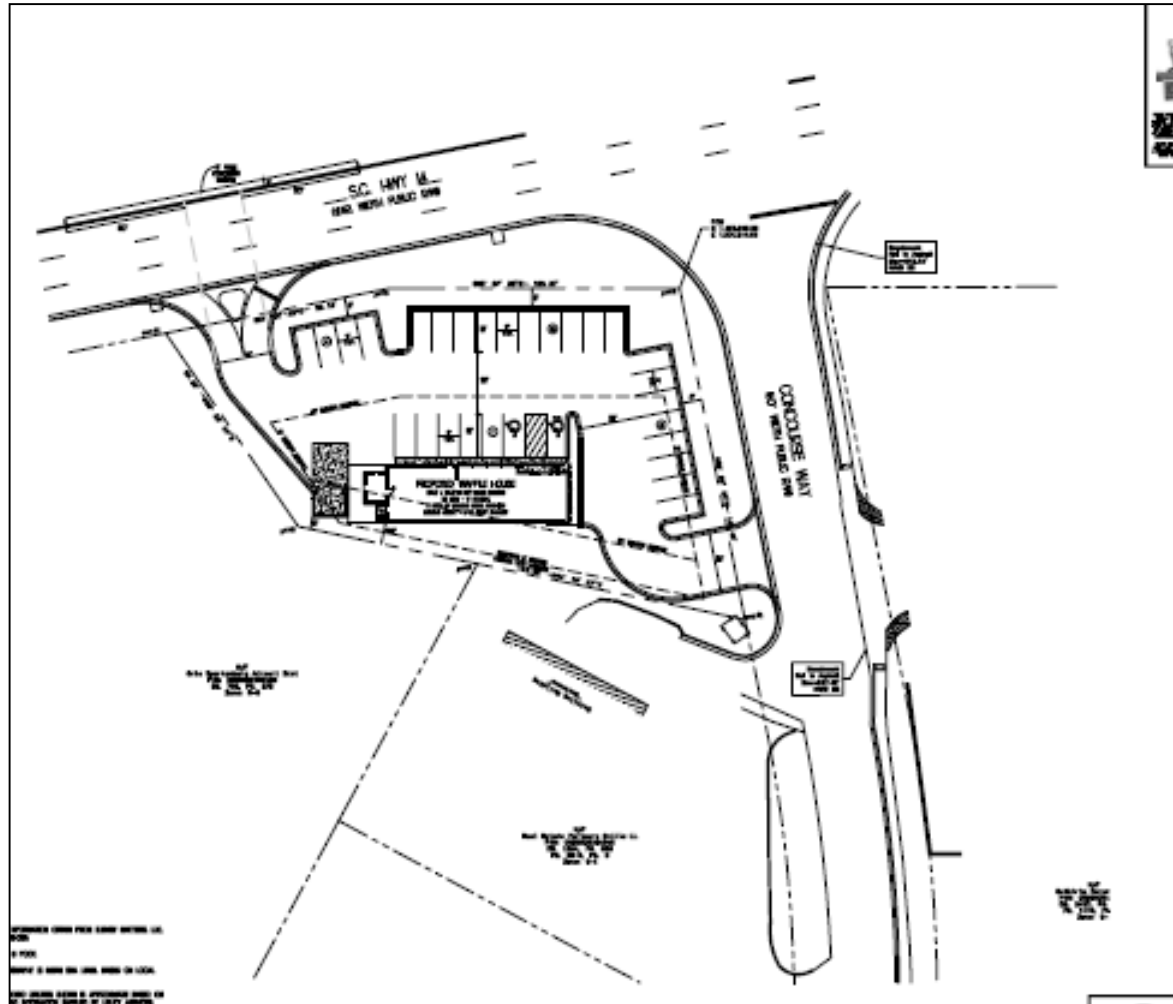
BZA 2019-17



BZA 2019-17



BZA 2019-17



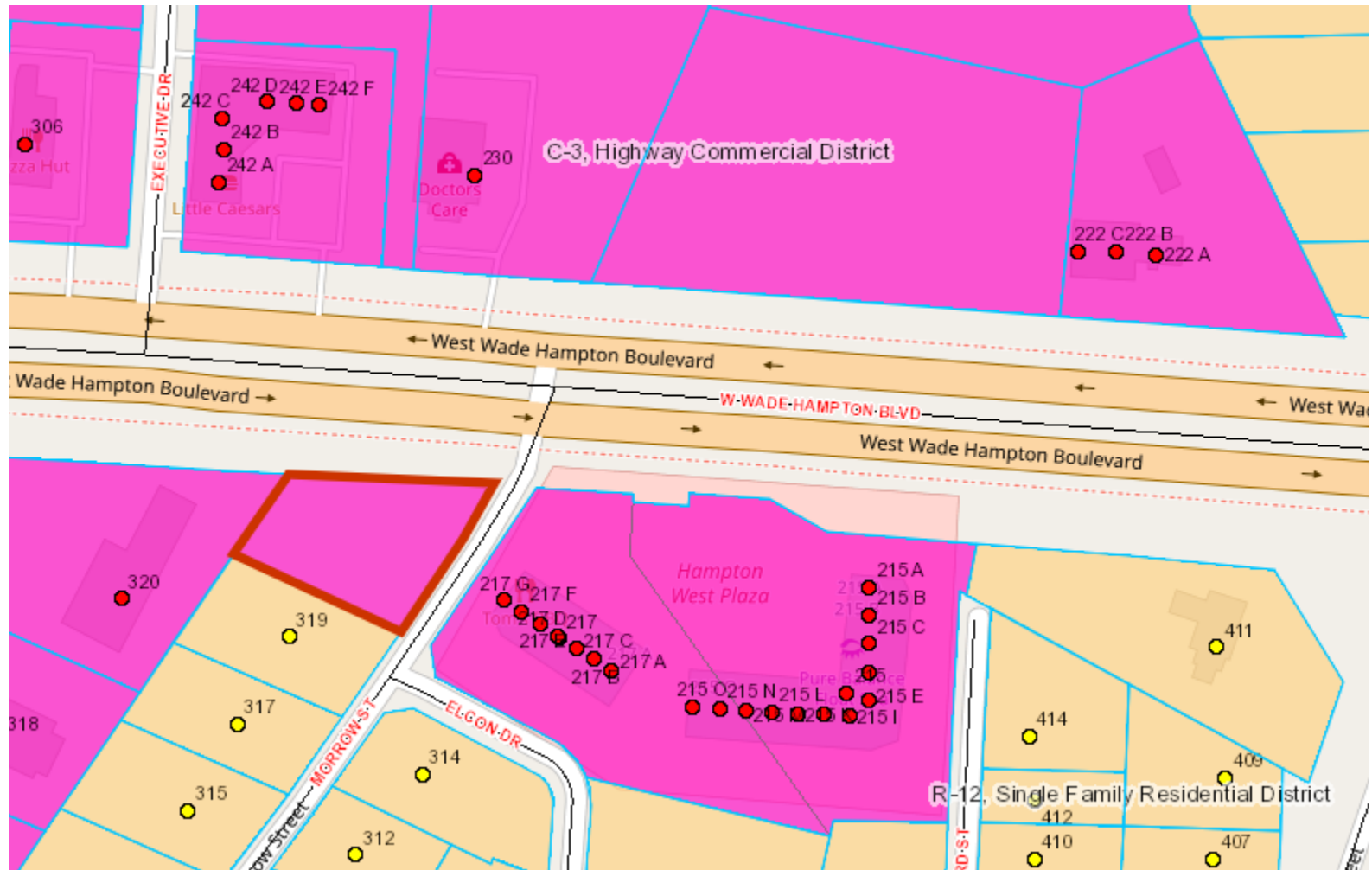
BZA 2019-18

APPLICANT:	Greg Sherk
PROPERTY LOCATION:	321 Morrow Street
TAX MAP NUMBER:	G015000100100
EXISTING ZONING:	C-3, Highway Commercial District
REQUEST:	Variance – Rear setback

BZA 2019-18



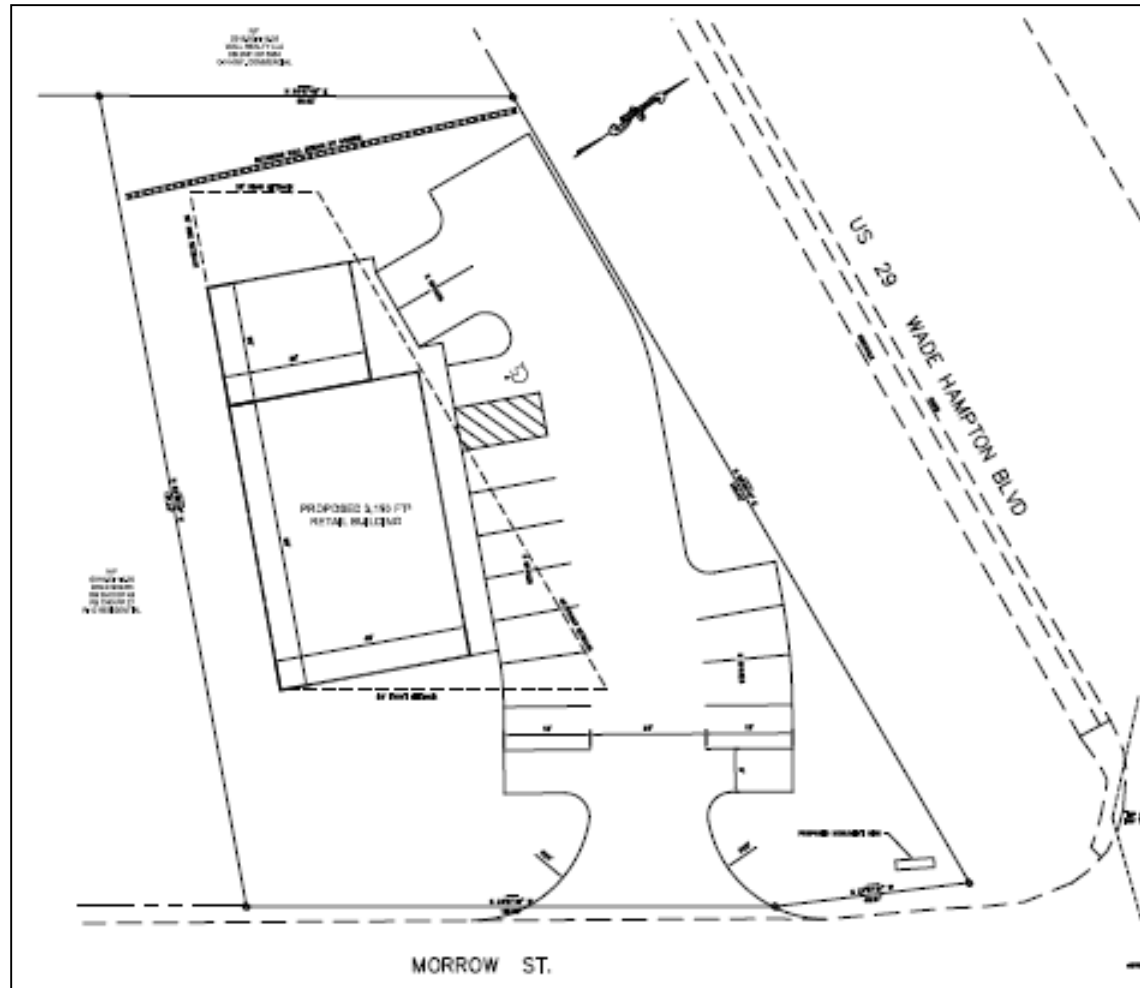
BZA 2019-18



BZA 2019-18



BZA 2019-18



BZA 2019-19

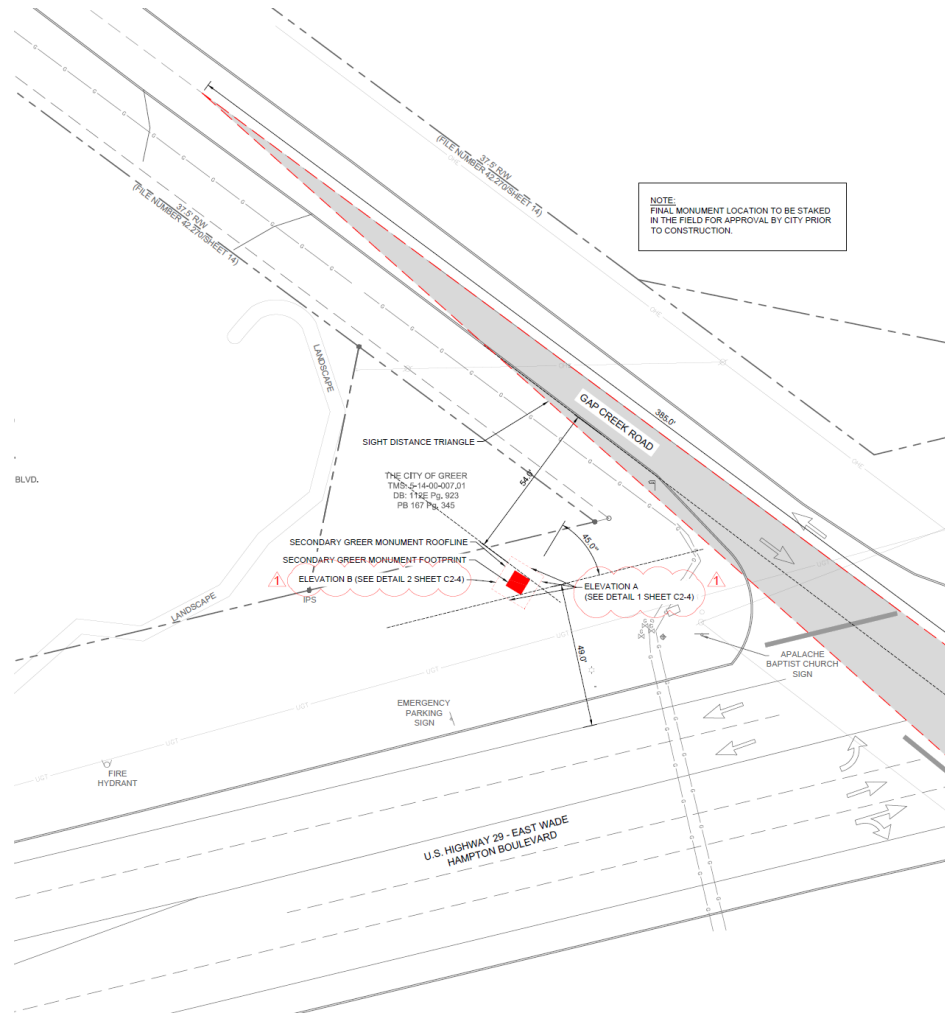
APPLICANT:	City of Greer
PROPERTY LOCATION:	Corner of Gap Creek Rd and Hwy 29, Intersection of Hwy 29 and Main St, Corner of Cannon Ave and Main St
TAX MAP NUMBER:	Rights of Way
EXISTING ZONING:	N/A
REQUEST:	Variance – Signs located within the Right of Way and sign height

BZA 2019-19



Hwy 29 and Gap Creek Road

BZA 2019-19



Hwy 29 and Gap Creek Road

BZA 2019-19



Hwy 29 and Main St

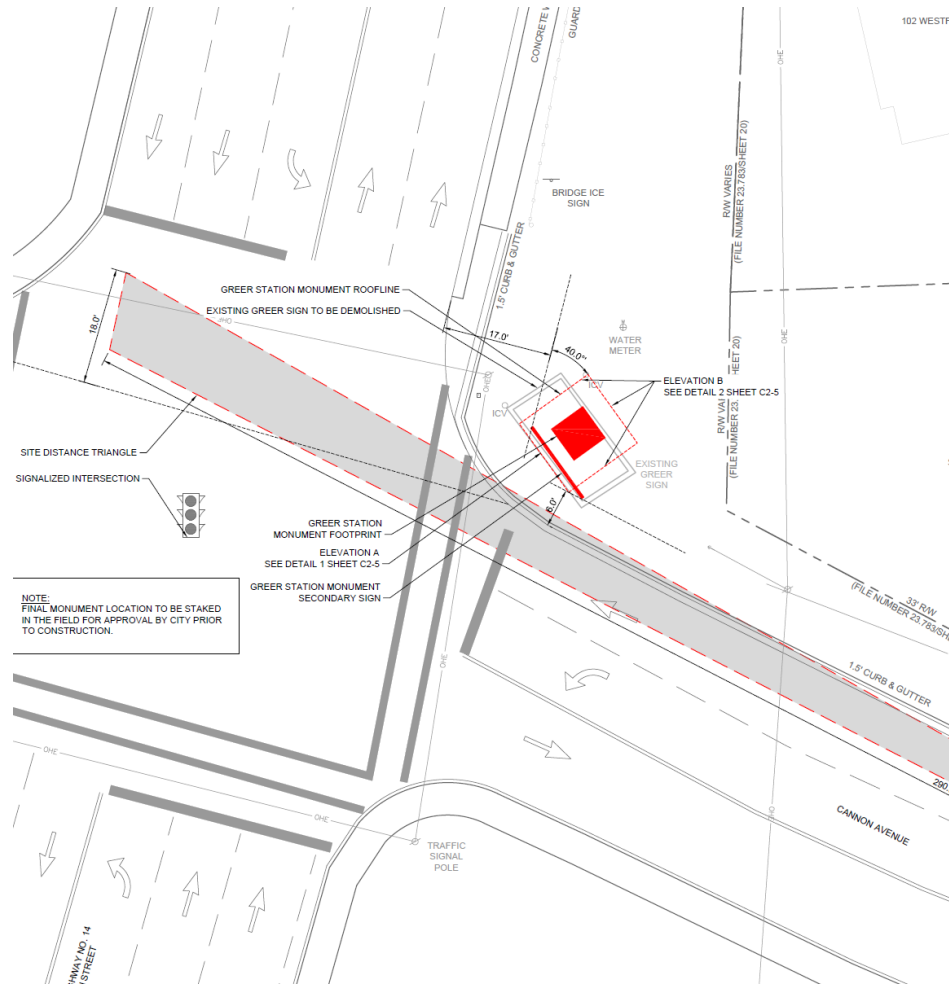
Hwy 29 and Main St

BZA 2019-19



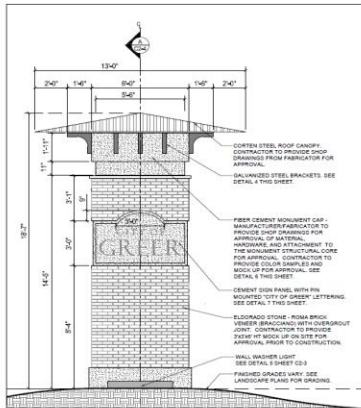
Cannon Ave and Main St

BZA 2019-19

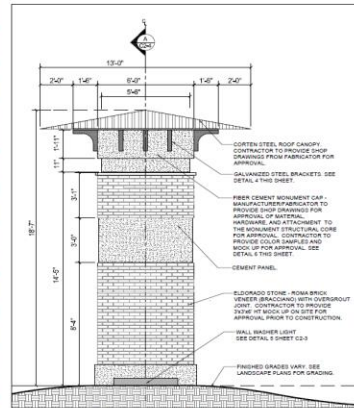


Cannon Ave and Main St

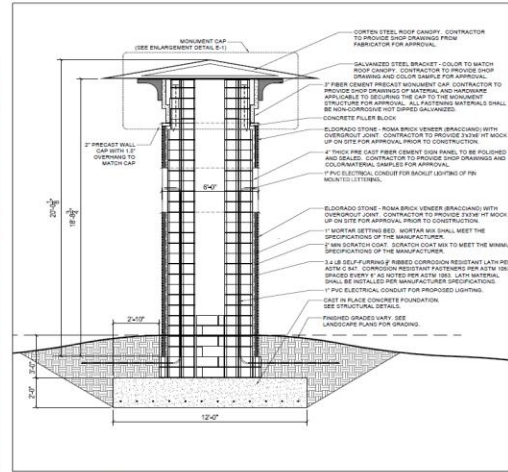
BZA 2019-19



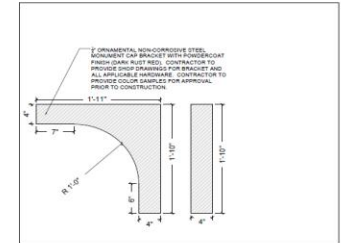
1 ELEVATION A (FRONT)
SECONDARY MONUMENT
SCALE: 1"=40'



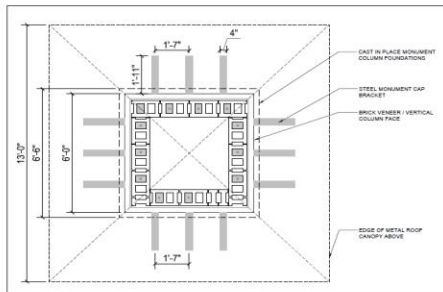
2 ELEVATION B (BACK)
SECONDARY MONUMENT
SCALE: 1"=40'



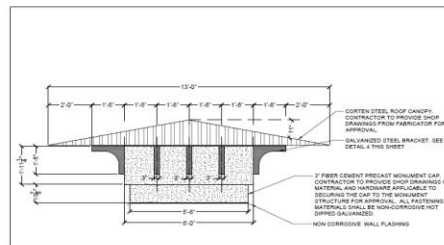
3 SECTION A
SECONDARY MONUMENT
SCALE: 1"=40'



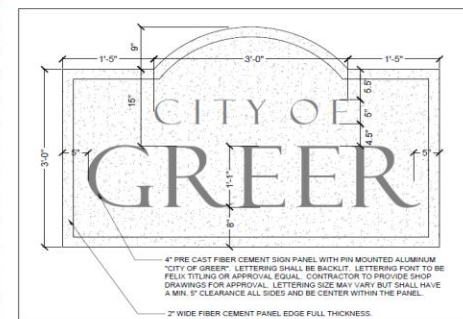
4 CAP BRACKET DETAIL
SECONDARY MONUMENT
SCALE: 1"=10'



5 SECTION B
SECONDARY MONUMENT
SCALE: 1"=30'



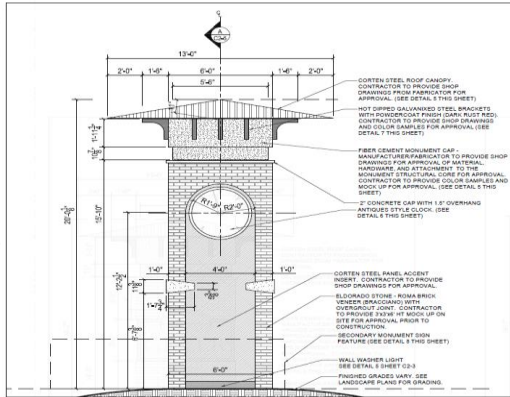
6 CAP DETAIL
SECONDARY MONUMENT
SCALE: 1"=30'



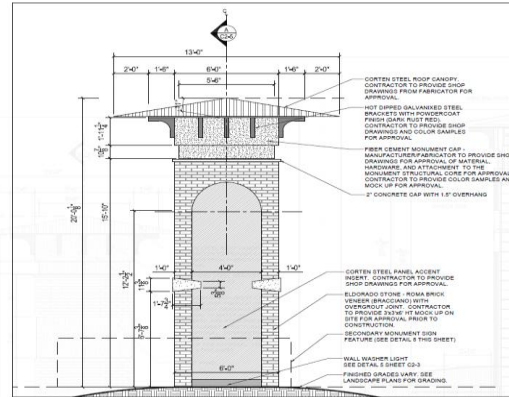
7 GREER SIGN
SECONDARY MONUMENT
SCALE: 1"=20'

Hwy 29 and Gap Creek Rd

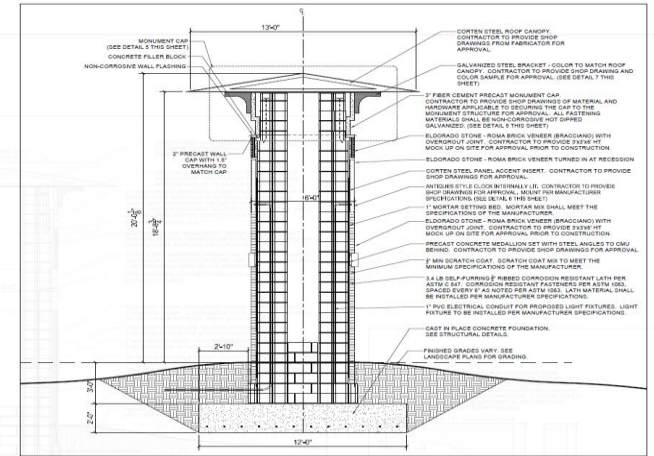
BZA 2019-19



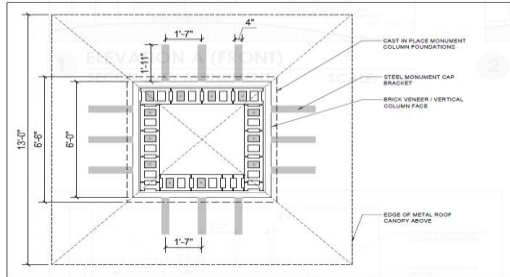
1 ELEVATION A
GREER STATION MONUMENT
SCALE: 1"=40'



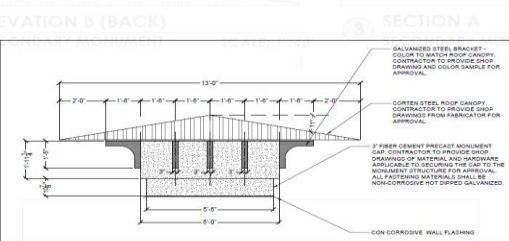
2 ELEVATION B
GREER STATION MONUMENT
SCALE: 1"=40'



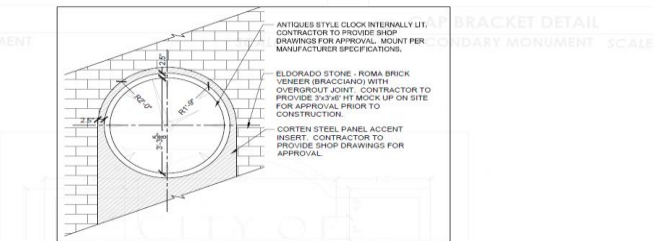
3 SECTION A
GREER STATION MONUMENT
SCALE: 1"=40'



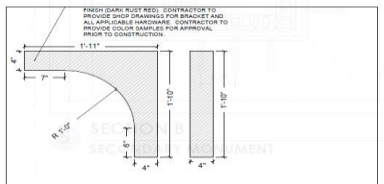
4 SECTION B
GREER STATION MONUMENT
SCALE: 1"=30'



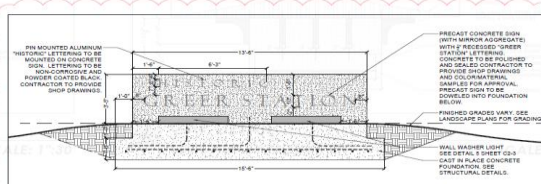
5 CAP DETAIL
GREER STATION MONUMENT
SCALE: 1"=30'



6 CLOCK FEATURE
GREER STATION MONUMENT
SCALE: 1"=20'



7 CAP BRACKET DETAIL
GREER STATION MONUMENT
SCALE: 1"=10'



8 GREER STATION MONUMENT
SECONDARY FEATURE ELEVATION
SCALE: 1"=40'

Cannon Ave/Main St and Hwy 29/Main St



City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
11/4/2019

BZA 2019-17

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application	10/28/2019	Cover Memo
<input type="checkbox"/> Site Plan	10/28/2019	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 Butch Baur
Address 5986 Financial Drive
Norcross, GA 30071
Contact Number 678-429-1288
Email butchbaur@wafflehouse.com

Property Owner Information

Name QuikTrip Corporation
Address 5725 Foxridge Drive
Mission, KS 66202
Contact Number 913-905-2026
Email jglavas@quiktrip.com

Tax Map Number(s) 0529020101502

Property Address(s) Hwy 14 (vacant)

☒ Business Name (if applicable) Waffle House Inc.

Description of Request Setback Variance

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

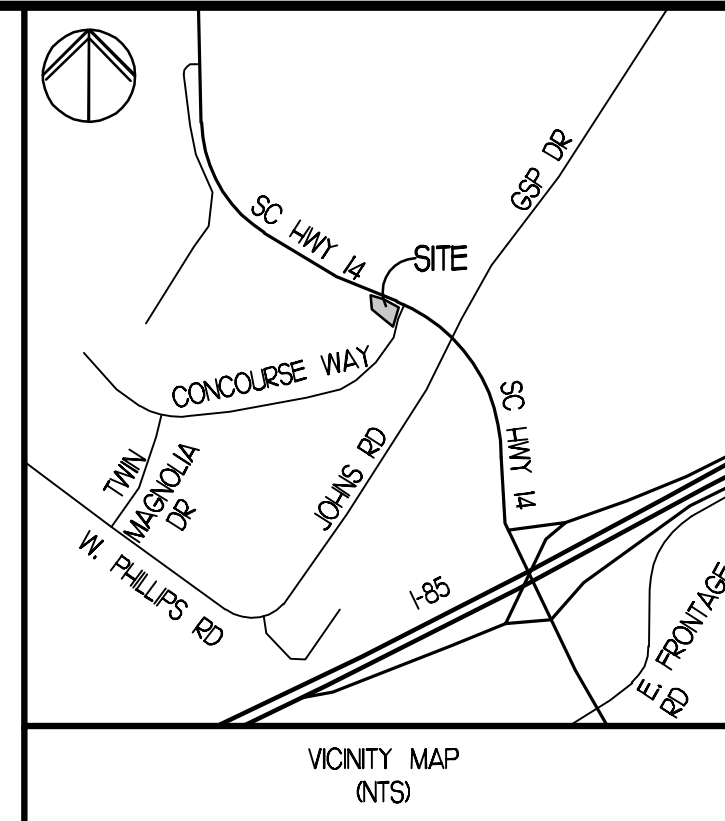
OFFICE USE ONLY	
Received By <u>B. Baur</u>	Date <u>10-9-19</u>
Staff Recommendation <u>Approval</u>	Meeting Date <u>11-4-19</u>

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): 5:9.4-3 Rear 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: Construction Plans for Waffle House 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:
Due to the irregular shape and size of the property it is not deep enough to develop the parking lot, building and dumpster enclosure without encroaching into the rear setback line.
 - b. These conditions do not generally apply to other property in the vicinity as shown by:
Other nearby properties are generally larger which allows more buildable space.
 - 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:
Without the requested variance, applicant would not have adequate spacing for its drive aisles, it's desired number of parking spaces and enough space for deliveries to the back of its building.
 - 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:
There are no residential uses adjacent to the property that might claim an adverse effect. Adjacent property to the West and partly South is vacant and heavily covered with trees owned by the airport authority. Adjacent Property to the South is light industrial occupied as an office building for an armored car terminal. Adjacent Property to the East is used for a QuikTrip convenience store. Property to the North used by Thrifty car rentals, Flow Serve which is a light industrial use and a Burger King.

Jessica Glavas
Print Name and Signature (Property Owner)

10/1/19
Date



FREELAND and KAUFFMAN, INC.
*Engineers * Landscape Architects*
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
 fax 864-233-8915

PRELIMINARY
NOT FOR
CONSTRUCTION

CONSTRUCTION DRAWINGS
FOR
W A F F L E H O U S E
2444 HWY 14 GREER, GREENVILLE COUNTY, SC

[illegible]

PROJECT NAME:
WAFFLE
HOUSE.

2414 HIGHWAY 14
GREER, SC
GREENVILLE COUNTY

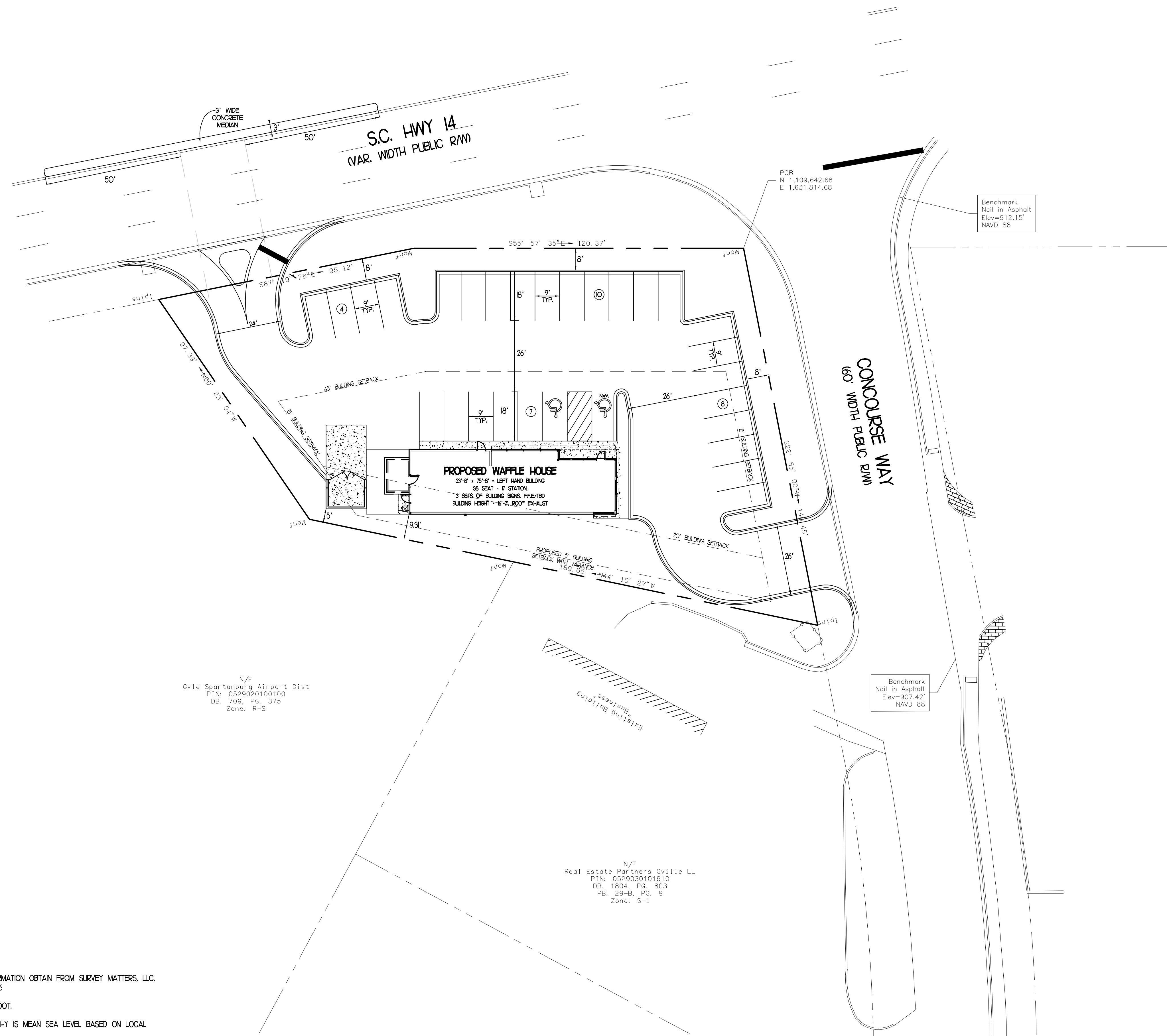
SHEET TITLE

SITE PLAN

SHEET 11

DATE _____

09/17/19



BOUNDARY & TOPOGRAPHIC INFORMATION OBTAIN FROM SURVEY MATTERS, LLC.
DATED 08-28-19, PH. (864) 451-0176

VERTICAL DATUM FOR TOPOGRAPHY IS MEAN SEA LEVEL BASED ON LOCAL BENCHMARK, NAVD 88.

THE PROPERTY IS NOT LOCATED IN A 100 YR FLOOD HAZARD AREA AS
DESIGNATED ON FEMA FIRM PANEL # 45045C0363E

TAX PARCEL NO. 0529020101502

OWNER: WAFFLE HOUSE, INC.
P.O. BOX 6450
NORCROSS, GEORGIA 30091
PHONE - (770) 729-5700
CONTACT: BUTCH BAUR

ENGINEER: FREELAND & KAUFFMAN, INC.
209 WEST STONE AVENUE
GREENVILLE, SC 29609
PHONE - (864) 672-3426
CONTACT: TODD SIMMONS, F

CURRENT ZONING: C-3 (HIGHWAY COMMERCIAL DISTRICT)

TOTAL TRACT CONTAINS: ±22,493 SF OR ±0.516 AC

PIN: 0529020101502
DB: 2437/4688

PROP. BUILDING AREA (W/ COOLER) = 1,820 SF

<u>PARKING PROVIDED:</u>		
REGULAR	(9' X 20')	0 SPACES
MODIFIED	(9' X 18')	27 SPACES
EXTENDED	(9' X 40')	0 SPACES
HANDICAPPED	(9' X 18')	2 SPACES
TOTAL		29 SPACES

SETBACKS:
FRONT - 45'
REAR - 20'
SIDE - 15'

*VARIANCE REQUIRED FOR REAR BUILDING SETBACK.
REQUESTING THAT THE REAR SETBACK BE REDUCED
FROM 20' TO 5'.

IMPERVIOUS SURFACE: ±16,529 SF
OPEN AREA: ±5,964 SF

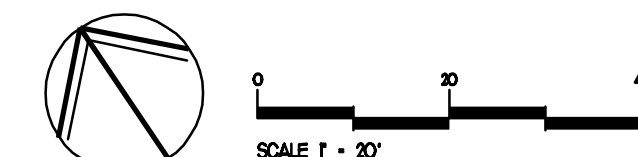
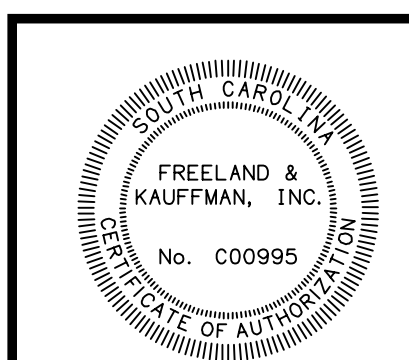
NO CERTIFICATION OF OCCUPANCY WILL BE ISSUED
UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

ALL CONSTRUCTION TO COMPLY WITH CITY OF GREER
AND GREENVILLE COUNTY STANDARDS.

NOTIFY CITY OF GREER AND GREENVILLE COUNTY
INSPECTOR MIN. 24 HOURS BEFORE BEGINNING EVERY
PHASE OF CONSTRUCTION.

CITY OF GREER AND GREENVILLE COUNTY CONSTRUCTION
DETAILS SHALL BE UTILIZED.

<h1 style="text-align: center;">WH CAPITAL, LLC</h1> <h2 style="text-align: center;">APPROVALS</h2>	
SIGNATURE _____	DATE _____
SIGNATURE _____	DATE _____
SIGNATURE _____	DATE _____
SIGNATURE _____	DATE _____



SHEET 11

Category Number: III.
Item Number: D.



AGENDA
BOARD OF ZONING APPEALS
11/4/2019

BZA 2019-18

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application	10/28/2019	Cover Memo
<input type="checkbox"/> Site Plan	10/28/2019	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**

Applicant Information

Name Greg Sherk

Address 156B Highland Way
Taylors, SC 29687

Contact Number 864-444-1870

Email gregsherk@att.net

Property Owner Information

Name Greg Sherk

Address 156B Highland Way
Taylors, SC 29687

Contact Number 864-444-1870

Email gregsherk@att.net

Tax Map Number(s) G015000100100 ✓

Property Address(s) 321 Morrow St. : Greer, SC 29650

Business Name (if applicable) _____

Description of Request Decrease rear setback from 20' to 15'

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

OFFICE USE ONLY

Received By BB Date 10-9-19

Staff Recommendation _____ Meeting Date 11-4-19

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): 5:9.4-3 Rear 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: Morrow St. Retail Site Plan 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:

The property is a narrow corner lot requiring 45' front setbacks on two side and a

20' setback on the rear. This severely limits the buildable area of the lot.

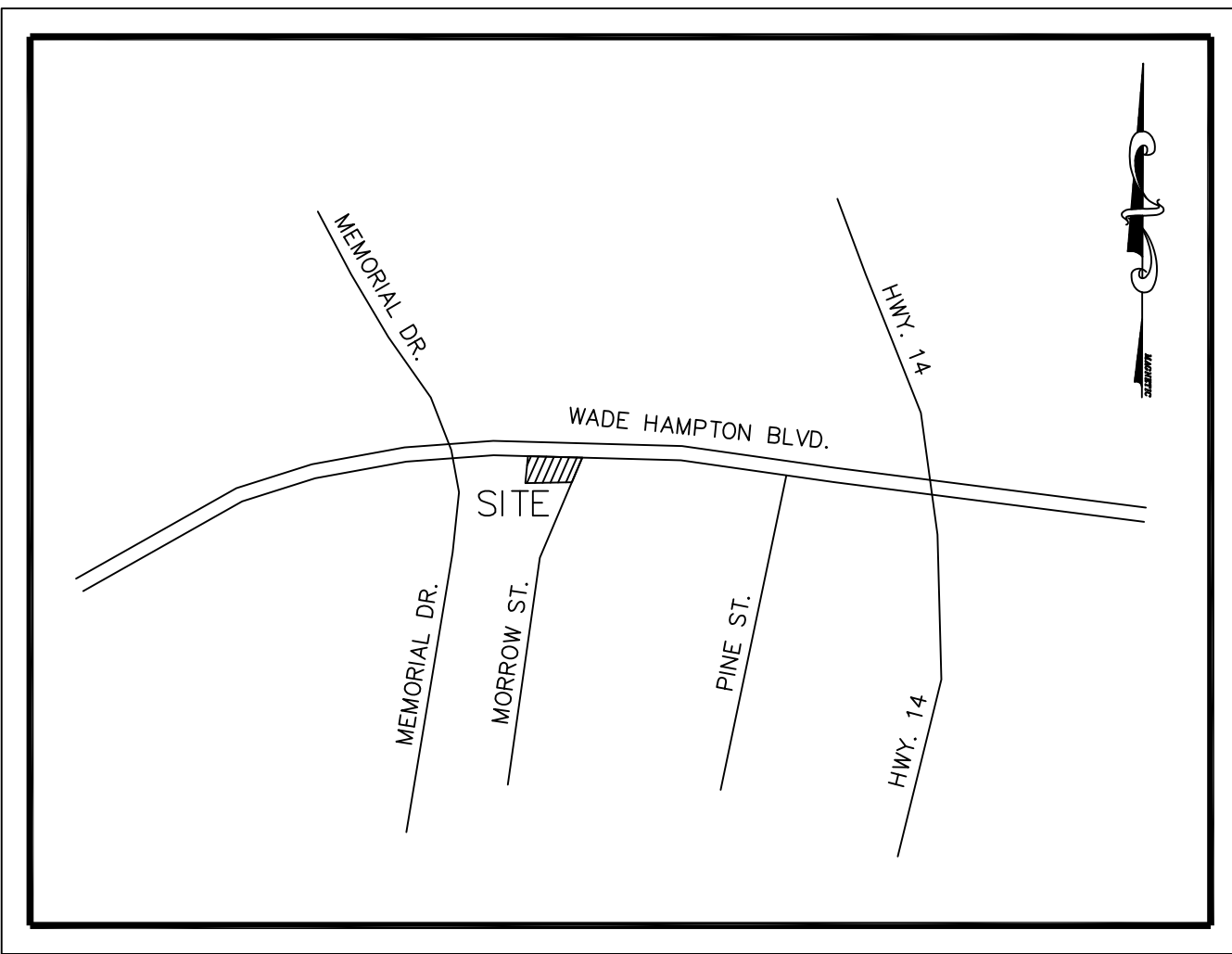
- b. These conditions do not generally apply to other property in the vicinity as shown by: The property entrance is off of Morrow St., however Greenville County requires that the site be addressed off of WH Blvd, this changed the setback a side to a rear.

- 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 narrow width of the property, the add'l 5' of the rear setback would effectively cut out more than 10% of the buildable area of the lot.

- 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 required bufferyards and significant elevation differences between the property and the adjacent properties, a 5' setback variance would be insignificant.

GS Shuk

Date 10-7-19



SITE ANALYSIS	
TAX MAP #	G015.00-1-1.00
CURRENT USE	UNDEVELOPED
PROPOSED USE	COMMERCIAL
OWNER	SOUTH PAW PROPERTIES OF THE UPSTATE, LLC 156B HIGHLAND WAY TAYLORS, SC 29687
ENGINEER	BLUE LINE CONSULTING, LLC ERIK HORTON, P.E. 108 RIDGE RD. LANDRUM, SC 29356
PARCEL AREA	0.46 ACRES
DISTURBED AREA	0.4 ACRES
TOTAL NEW IMPERVI. AREA	0.25 ACRES
RECEIVING STREAM	FROHAWK CR.
ULT. RECEIVING STREAM	S. TYGER RIVER
IMPORT/EXPORT	0.46 ACRES
ZONING	C-3 HWY. COMMERCIAL
PROPOSED BUILDING	3,150 SF
REQ'D PARKING	16 SPACES
PROV'D PARKING	16 SPACES
SETBACKS	45' FRONT 15' SIDE 20' REAR



Category Number: III.
Item Number: E.



AGENDA
BOARD OF ZONING APPEALS
11/4/2019

BZA 2019-19

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	10/28/2019	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 City of Greer
Address 301 E. Poinsett St
Greer, SC 29651
Contact Number 864-848-5396
Email bmmcmahan@cityofgreer.org

Property Owner Information

Name Various Row locations
Address _____
Contact Number _____
Email _____

Tax Map Number(s) _____

Property Address(s) Various locations

Business Name (if applicable) _____

Description of Request variance request for multiple signs -
for sign heights & locations

Complete one of the following attached forms that corresponds with the 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 Sign in Right of Way; 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:

 - 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:

Brandon McMahon
Print Name and Signature (Property Owner)

10/14/19
Date

Category Number: III.
Item Number: F.



AGENDA
BOARD OF ZONING APPEALS
11/4/2019

2020 Calendar Approval

ATTACHMENTS:

Description	Upload Date	Type
📎 2020 Calendar	10/28/2019	Cover Memo



Board of Zoning Appeals
2020 Calendar
301 E. Poinsett Street, Greer City Hall
5:30 pm

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
APPLICATION DEADLINE	DEC 2	JAN 2	JAN 31	MAR 2	APR 1	MAY 1	JUNE 1	JULY 1	AUG 3	SEPT 8	OCT 5	N O M E E T I N G
BOARD OF APPEALS MEETING	JAN 6	FEB 3	MAR 2	APR 6	MAY 4	JUNE 1	JULY 6	AUG 3	SEPT 14	OCT 12	NOV 9	

Category Number: IV.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
11/4/2019

Planning Report