



AGENDA
BOARD OF ZONING APPEALS
Greer City Hall - Hall A
January 6, 2020 @ 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. November 4, 2019 Minutes

II. ELECTION OF OFFICER

III. PUBLIC HEARING

- A. Public Hearing Presentation

IV. OLD BUSINESS

V. NEW BUSINESS

- A. BZA 2020-01
- B. BZA 2020-02

VI. OTHER BUSINESS

- A. Planning and Zoning Staff Report

VII. EXECUTIVE SESSION

VIII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
1/6/2020

November 4, 2019 Minutes

ATTACHMENTS:

Description	Upload Date	Type
☐ November 2019 Minutes	12/27/2019	Cover Memo



City of Greer
Board of Zoning Appeals Minutes
November 4, 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: Brandon McMahan, Planner
Ashley Kaade, Planner
Brandy Blake, Planning and Zoning Coordinator

I. Call to Order

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

Mr. Septon recognized Mr. McMahan to speak. Mr. McMahan introduced Ashley Kaade, Planner and new employee to the Board.

II. Minutes of Board of Zoning Appeals Meeting

ACTION –Dr. McAbee made a motion to approve the minutes from the September 9, 2019 Board of Zoning Appeals meeting. Ms. Lynn seconded the motion. The motion carried with a vote of 5 to 0. The motion passed. Ms. Massey abstained from the vote and Dr. Hughey was absent from the vote.

III. Public Hearing

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

A. BZA 2019-17

Mr. Septon opened the public hearing for BZA 2019-17.

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 2019-17.

B. BZA 2019-18

Mr. Septon opened the public hearing for BZA 2019-18.

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 2019-18.

C. BZA 2019-19

Mr. Septon opened the public hearing for BZA 2019-19.

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 2019-19.

IV. Old Business

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

V. New Business

A. BZA 2019-17

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-17.

Staff presented the details of the request and staff analysis with recommendation of approval for BZA 2019-17 to grant a variance to reduce the rear setback from 20 feet to 5 feet.

Butch Baur, applicant for the request with Waffle House, stated that this property was the right size for a Waffle House. He advised that the dumpster enclosure was the closest to the property line with 5 foot between it and the property line.

Mr. Septon asked staff if the property adjacent to the proposed dumpster enclosure was owned by the airport. Mr. McMahan advised that it was and the applicant had received a letter of approval from GSP for this project.

ACTION – Dr. McAbee made a motion to approve BZA 2019-17. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. BZA 2019-18

Mr. Septon opened a business meeting for BZA 2019-18.

Staff presented the details of the request and staff analysis with a recommendation of approval for a variance to reduce the rear setback from 20 feet to 15 feet with the following condition: the applicant will install a privacy fence and landscaping along the southern property line.

Mr. Griffin asked staff to clarify the fencing material that is being requested. Mr. McMahan advised that typically an opaque fence or privacy fence and some type of landscaping would be required, no chain link fences would be permitted.

Greg Sherk, applicant, advised the Board that the property adjacent to the rear of the property in question belong to him. He stated that he had no objections to installing a fence and landscaping.

ACTION – Ms. Massey made a motion to approve BZA 2019-18 with staff’s conditions. Mr. Griffin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. BZA 2019-18

Mr. Septon opened a business meeting for BZA 2019-19.

Staff presented the details of the request and staff analysis with recommendation of approval for a variance to allow for City of Greer monument signs to be located within the right of way and to allow for a taller sign than allowed by the ordinance.

Dr. McAbee asked staff to confirm that none of the proposed signs would be a hazard to safety for motorists. Mr. McMahan advised that SCDOT would review each sign in the right-of-way and determine that it meet all safety requirements needed prior to any permits being issued.

Dr. McAbee asked if all the businesses in the area were notified and if any opposed to te signs. Mr. McMahan stated that all the proposed locations were posted with signage for the public hearing and that staff had not received any complaints.

ACTION – Dr. McAbee made a motion to approve BZA 2019-19. Ms. Lynn seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. 2020 Calendar Dates

Staff presented the Board with the proposed calendar dates for the Board of Zoning Appeals meetings in 2020.

ACTION – Mr. Septon made a motion to approve the proposed calendar dates. Ms. Lynn seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VI. Other Business

Planning and Zoning Staff Report

Staff updated the Board on upcoming training opportunities. Staff informed the Board that the members were invited to a celebratory luncheon in appreciation of all the Boards and Commission for the City on December 5th, 2019

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
1/6/2020

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	12/27/2019	Cover Memo



Greer

City of Greer, SC

Board of Zoning Appeals

BZA 2020-01

APPLICANT: Chad Weisbeck

PROPERTY LOCATION: 1210 W Wade Hampton Blvd, Jiffy Lube

TAX MAP NUMBER: T017010102902

EXISTING ZONING: C-3, Highway Commercial District

REQUEST: Variance – Two front façade signs

BZA 2020-01



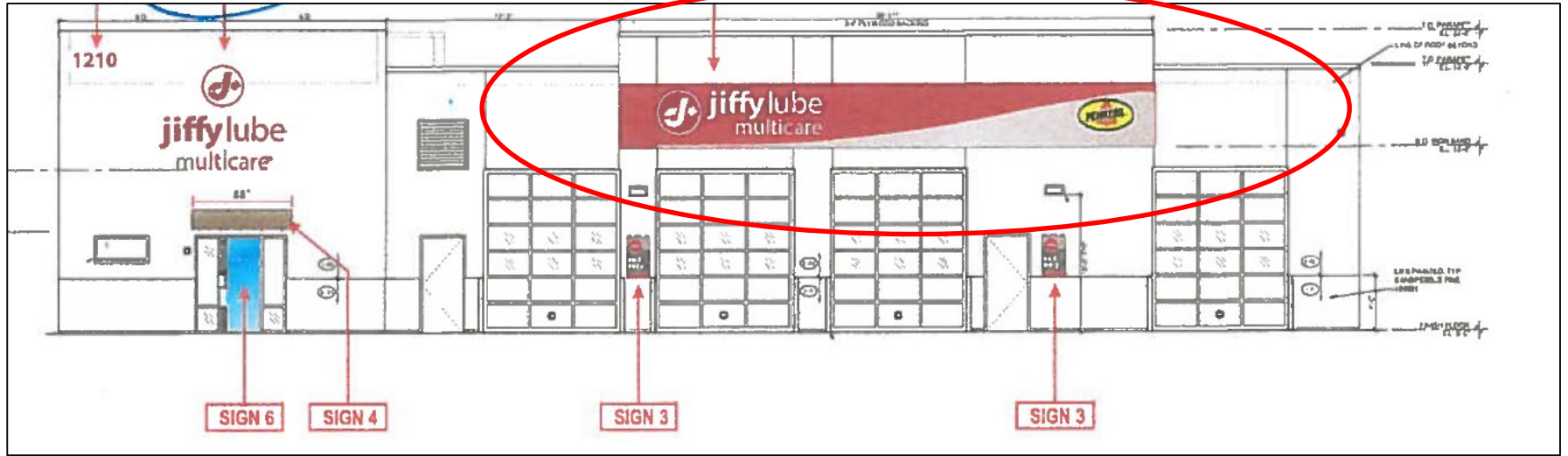
BZA 2020-01



BZA 2020-01



BZA 2020-01



BZA 2020-02

APPLICANT: Justin Ludley, Greenville County Schools

PROPERTY LOCATION: 3000 E Gap Creek Rd, Greer High School

TAX MAP NUMBER: 0536010104400

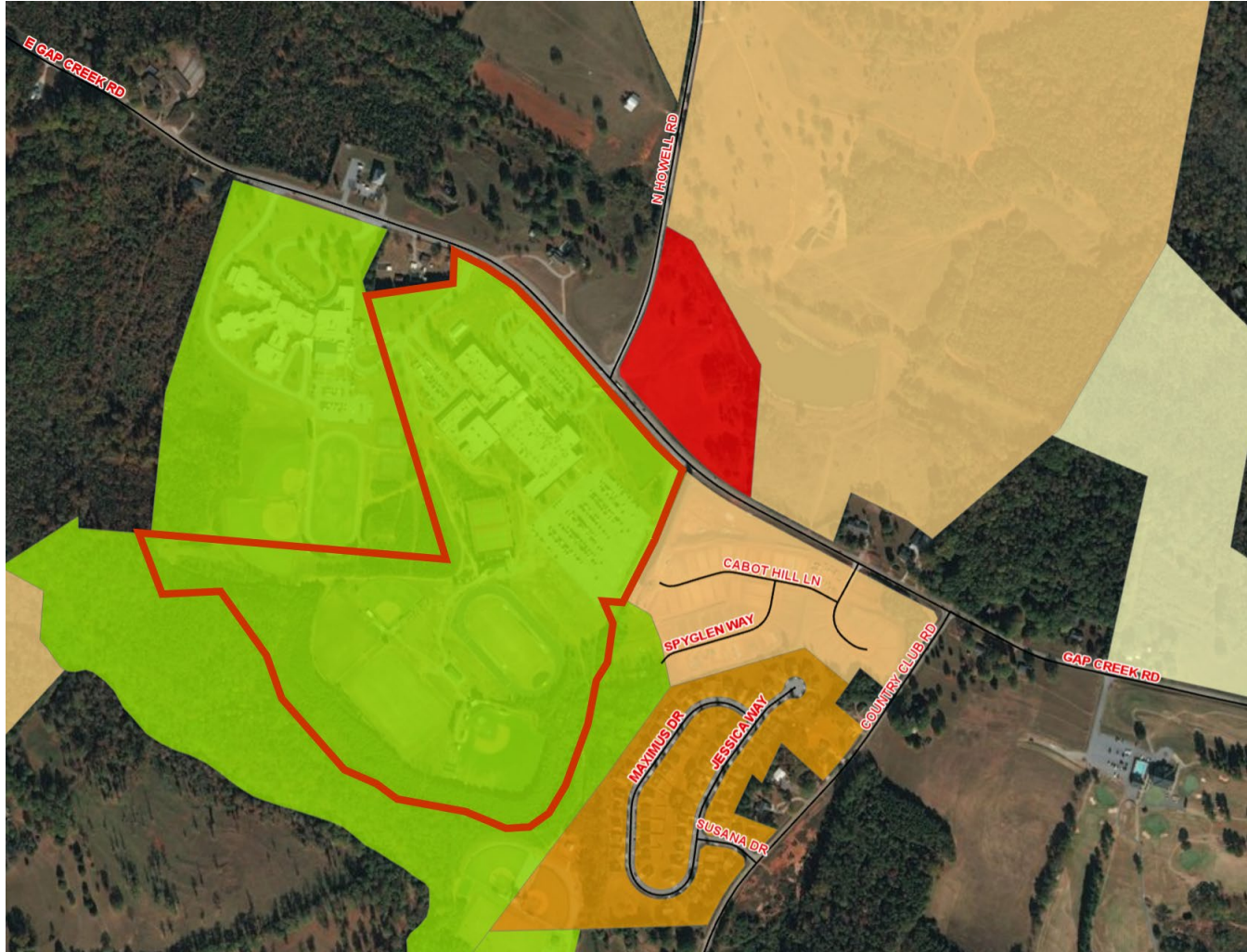
EXISTING ZONING: R-S, Residential Suburban

REQUEST: Variance – Electronic Messaging Sign

BZA 2020-02



BZA 2020-02



BZA 2020-02



BZA 2020-02



Existing



PROPOSED ELEVATION

FOR CONCEPTUAL USE ONLY

NOT TO SCALE



Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
1/6/2020

BZA 2020-01

ATTACHMENTS:

Description	Upload Date	Type
▣ BZA 2020-01	12/27/2019	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

Property Owner Information

Name Chad Weisbeck
 Address 1937 W. Palmetto St. #137
Florence, SC 29501
 Contact Number 843-206-4323
 Email brancolube@aol.com

Name Pavilion JL Greer LLC
 Address 5605 Carnegie Blvd Suite 110
Charlotte, NC 28209
 Contact Number 704-557-9267
 Email mb@pavdevco.com

Tax Map Number(s) T 017010102902

Property Address(s) 1210 W. Wade Hampton Blvd. Greer, SC 29650

Business Name (if applicable) Jiffy Lube 3880

Description of Request To have 2 signs on the front of our building, signs #2 + #7 on attached

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

\$ 300.00

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): Article 8 Sign Ordinance 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: see attached 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 package is our standard signage for the front. The building

white so our signage is what distinguishes our brand. Our building is also very long with different depths.

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

QT which is on the adjacent corner has 3 signs on the front, they also have different depths and longer building.

- 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:

Not having both signs detracts from our visibility and brand recognition from both directions. A blank white space above the signs is also less appealing cosmetically.

- 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 sign package including this second sign is more appealing aesthetically enhancing the property and the surrounding area.

Chad Weisbeck Chad Weisbeck

Print Name and Signature (Property Owner)

10/15/19

Date

Category Number: III.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
1/6/2020

BZA 2020-02

ATTACHMENTS:

Description	Upload Date	Type
▣ Application	12/30/2019	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 Justin Ludley
 Address 3000 East Gap Creek Road
Greer, SC 29651
 Contact Number 864-355-5710
 Email jludley@greenville.k12.sc.us

Property Owner Information

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

Tax Map Number(s) 0536010104400

Property Address(s) 3000 East Gap Creek Road, Greer SC 29651

Business Name (if applicable) Greer High School

Description of Request We are requesting a variance to allow

electric signage for our school marquee so that we can effectively
communicate up-to-date information with the community.

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
 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:

Electronic signage on a school marquee matches modern standards and is aesthetically pleasing.

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

Greer Middle School does have electronic signage. The other adjacent property is residential.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Advertising events and communicating information to the general public and parents.

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 adjacent property (Greer Middle School) already has electronic signage in place. The signage will bring us up to date with school communication standards.

Justin Ludley

Print Name and Signature (Property Owner)

11/26/19

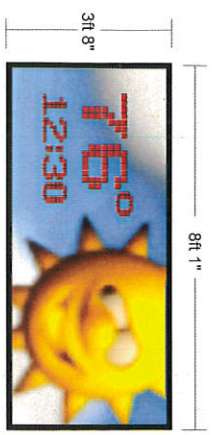
Date

SIGN A: Monument Refurbish	Sq. Ft.	N/A
Quantity		1

SPECIFICATIONS

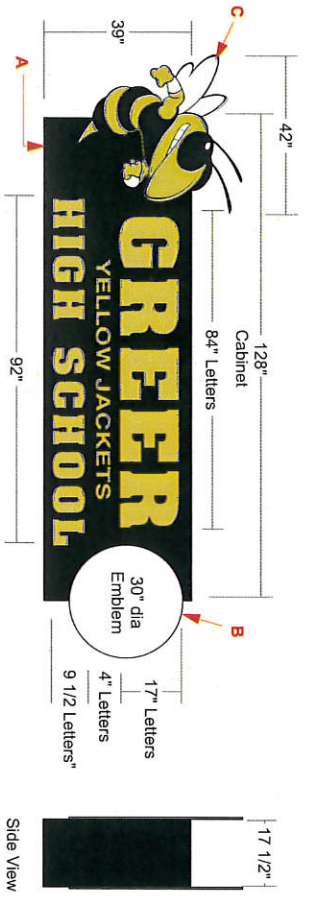
- A** Internally illuminated aluminum cabinet face replacement with flat acrylic push thru lettering. (Qty:2)
- B** Non illuminated Flat cut aluminum oval with first surface vinyl graphics. (Qty:2) **ART WORK Required**
- C** Non illuminated Flat cut aluminum Bee logo with first surface vinyl graphics. (Qty:2)

Retro fit New
 Daktronics Message Center
Option A
 GSG-80X150-15-85-RGB-2V
 (3' 8" x 8' 1")



COLOR LEGEND	
PAINT	VINYL
Vegas Gold	TBD
White	White
MP BLACK	ORACAL 070
POWER	ILLUMINATION
120V	Sloan LED White

NOTE: Existing sign will need to be adjusted to fit this size (See Proposed View)



SIGN LAYOUT Survey Required before Production



Existing



PROPOSED ELEVATION
 FOR CONCEPTUAL USE ONLY

NOT TO SCALE

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11801 Anderson Road Greenville, SC 29611
 Phone: (864) 295 5287
 Fax: (864) 269 7711
 www.masstar-signs.com

Job Number: xxx-19
 Client: Greer High School
 Address: Greer, SC
 Salesperson: Mark Browning
 Designer: Danny Moore
 Date Originated: 07-19-19
 Manufacture By: xx-xx-xx
 Install By: xx-xx-xx

Conceptual: ●
 Finalized: ○

Drawing Scale: As Noted
 Vendor Artwork: REQUIRED

Revision 1: _____
 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____
 Revision 7: _____

Customer Approved: _____
 Date: _____

Landlord Approved: _____
 Date: _____

Underwriters Laboratories, Inc. (UL LISTED)
 SSTA Sign Fabric Corp. International Sign Association (ISA)

Category Number: IV.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS

1/6/2020

Planning and Zoning Staff Report