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
AGENDA
BOARD OF ZONING APPEALS
1/6/2020

November 4, 2019 Minutes

ATTACHMENTS:

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<tr>
<th>Description</th>
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<tr>
<td>November 2019 Minutes</td>
<td>12/27/2019</td>
<td>Cover Memo</td>
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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.
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Public Hearing Presentation

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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
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
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BZA 2020-01

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The applicant hereby appeals: (Check one)

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

Applicant Information
Name: Chad Weisbeck
Address: 1937 W. Palmetto St. #157
Florence, SC 29501
Contact Number: 843-206-4323
Email: broncolube@aol.com

Property Owner Information
Name: Pavilion JL Greer LLC
Address: 5605 Carnegie Blvd suite 110
Charlotte, NC 28210
Contact Number: 704-557-9267
Email: mbe@pavdevco.com

Tax Map Number(s): T 01701010202
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.*

$ 200.00

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 in 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  10/15/19

Print Name and Signature (Property Owner)  Date
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BZA 2020-02

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<td>12/30/2019</td>
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The applicant hereby appeals: (Check one)

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

Applicant Information

Name: Justyn Luedy
Address: 3000 East Gap Creek Road
Greer, SC 29651
Contact Number: 864-355-5710
Email: jdlue@greenville.k12.sc.us

Property Owner Information

Name: The School District of Greenville County
Address: P.O. Box 2848
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 sign will bring us up to date with school communication standards.

[Signature]
Print Name and Signature (Property Owner)

11/26/19
Date
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Planning and Zoning Staff Report