AGENDA
BOARD OF ZONING APPEALS
Greer City Hall, 301 East Poinsett Street, Greer, SC 29651
February 3, 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. Jan 2020 Minutes

II. PUBLIC HEARING
   A. Public Hearing Presentation

III. OLD BUSINESS
   A. BZA 2020-01
   B. Staff Report

IV. NEW BUSINESS
   A. BZA 2020-03
   B. BZA 2020-04

V. OTHER BUSINESS
   A. Planning Report

VI. EXECUTIVE SESSION

VII. ADJOURN
Jan 2020 Minutes

ATTACHMENTS:

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<tr>
<td>Jan 2020 Minutes</td>
<td>1/27/2020</td>
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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.

II. Minutes of Board of Zoning Appeals Meeting

ACTION – Ms. Lynn made a motion to approve the minutes from the November 4, 2019 Board of Zoning Appeals meeting. Dr. McAbee seconded the motion. The motion carried with a vote of 6 to 0. The motion passed. Dr. Hughey was absent from the vote.

III. Election of Officers

ACTION - Ms. Lynn made a motion to nominate Robbie Septon to serve as chairman. Mr. Griffin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

ACTION – Mr. Griffin made a motion to nominate Dr. Thomas McAbee as vice chairman. Ms. Lynn seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

IV. Public Hearing

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

A. BZA 2020-01

Mr. Septon opened the public hearing for BZA 2020-01.

Staff gave the basic information for the request.

Chad Weisbeck, applicant for the request, stated the request for signage was standard for the company and that due to the length of the building façade, additional signage was needed for
visibility. Mr. Weisbeck stated that he would be willing to work with staff on possible options for signage for different brands, similar to that of Benson Auto Dealership on Wade Hampton Blvd. He stated that Benson had 9 façade signs on their building.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2020-01.

B. BZA 2020-02

Mr. Septon opened the public hearing for BZA 2020-02.

Staff gave the basic information for the request.

Justin Ludley, applicant for the request, stated the school would like to replace their existing sign with the proposed electronic reader board.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2020-02.

V. Old Business

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

VI. New Business

A. BZA 2020-01

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2020-01.

Staff presented the details of the request and staff analysis with recommendation of denial for BZA 2020-01.

Staff and the Board discussed the details of the request and other signage along Wade Hampton Blvd.

Dr. McAbee asked staff if granting this variance would establish a legal precedent for other buildings of similar size on Wade Hampton Blvd. Mr. McMahan stated that he did not believe it would as each variance request is decided on a case by case basis.

Staff and the Board discussed the legal ramifications of denying the request.

The Board asked staff to discuss the legal aspects of the request with the city attorney and requested staff bring that information back to them before voting on the request.

**ACTION** – Mr. Septon made a motion to hold BZA 2020-01 until the next meeting. Dr. McAbee seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.
B. BZA 2020-02

Mr. Septon opened a business meeting for BZA 2020-02.

Staff presented the details of the request and staff analysis with a recommendation of approval for BZA 2020-02 with the following conditions: the sign will operate at no more than 50% brightness; the sign will not operate between the hours of 9 p.m. and 7 a.m.

The Board briefly discussed the details of the request.

**ACTION** – Mr. Griffin made a motion to approve BZA 2020-02 with staff’s conditions. Ms. Lynn seconded the motion. The motion carried with a vote of 5 to 0. Dr. McAbee abstained from the vote. The motion passed.

VII. Other Business

Planning and Zoning Staff Report

Staff advised the Board that the city is currently working on a new Comprehensive Plan and after that staff would be working on rewriting the Zoning Ordinance.

VIII. Executive Session

IX. Adjourn

There being no other business, Dr. McAbee made a motion to adjourn the meeting at 6:08pm. Meeting adjourned.
AGENDA
BOARD OF ZONING APPEALS
2/3/2020

Public Hearing Presentation

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BZA 2020-03

APPLICANT: Abner Creek Academy, Spartanburg District 5 Schools

PROPERTY LOCATION: 2050 Abner Creek Rd

TAX MAP NUMBER: 05-35-00-048.06

EXISTING ZONING: R-10, Single-family Residential District

REQUEST: Variance – Electronic Messaging Sign
BZA 2020-03
BZA 2020-03

ID Flat Surface Area: 43.75" x 91.875"
Active LED Area: 18.9" x 63"

Abner Creek
ACADEMY

CAPABLE OF
1 TO 3 ROWS
5.5' TO 18.9'
APPLICANT: Chandler Creek Elementary, Greenville County Schools

PROPERTY LOCATION: 301 Chandler Rd

TAX MAP NUMBER: G019000100201

EXISTING ZONING: R-20, Single-family Residential District

REQUEST: Variance – Electronic Messaging Sign
BZA 2020-04
BZA 2020-04
The sign currently shows 9’ in height but will be changed to a max of 6’.
AGENDA
BOARD OF ZONING APPEALS
2/3/2020

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. #137
Florence, SC 29501
Contact Number: 843-296-4323
Email: broncolube@aol.com

Property Owner Information
Name: Pavilion J2 Greer LLC
Address: 5605 Carnegie BLVD suite 110
Charlotte, NC 28210
Contact Number: 704-557-9267
Email: mb@pavdevco.com

Tax Map Number(s): T017010102902
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.  

   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 larger 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 direction. A blank white space above the bays 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 [Signature] 10/15/19
   Print Name and Signature (Property Owner) Date
### Staff Report

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DOCKET: BZA 2020-01

APPLICANT: Chad Weisbeck

PROPERTY LOCATION: 1210 W Wade Hampton Blvd

TAX MAP NUMBER: T017010102902

REQUEST: Variance – Two Front Façade Signs

ANALYSIS: BZA 2019-01

BZA 2019-01 is a request for a variance to allow for two front façade signs on the newly constructed Jiffy Lube located at 1210 W Wade Hampton Blvd. Article 8, Table 8-2 allows one façade sign per side, with no more than three signs total.

When considering a variance, the Board should review the following information and then may consider a variance:

(a) **There are extraordinary and exceptional conditions pertaining to the particular piece of property:** This request does not meet this requirement. The property is of similar shape and size of the surrounding properties.

(b) **These conditions do not generally apply to other property in the vicinity:** The request does not meet this requirement. The majority of the buildings along Hwy 29 meet the requirements of the sign ordinance. There are a few buildings that have multiple signs on the front façade; however, staff at the time issued a sign permit without requiring a variance.

(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:** This request does not meet this requirement. The property has been constructed with a new building and has a front and side façade sign installed.

(d) **The authorization of a 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:** The request does not meet this requirement. While there are a few buildings that have multiple front façade sign, the majority of the buildings meet the requirement of the ordinance.

STAFF RECOMMENDATION: Denial
BZA 2020-03

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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: Honor Creek Academy
Address: 2050 Honor Creek Rd, Duncan, SC 29334
Contact Number: 864-994-2350
Email: greg.wood@spart5.net

**Property Owner Information**
Name: Spartanburg District 5 Schools
Address: PO Box 307, 100 N. Main St, Duncan, SC 29334
Contact Number: 864-994-2350
Email: greg.wood@spart5.net

Tax Map Number(s): 5-35-00-048.06

Property Address(s): 2050 Honor Creek Rd, Duncan, SC 29334

Business Name (if applicable): Honor Creek Academy (School)

Description of Request: Replace current lighted marquee with an LED display board (see attached)

*Complete one of the following attached forms that corresponds with the request.*
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: **Replacing current margins with LED sign** 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 school is replacing its current margins with a new LED display sign.

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

      Arden Creek Elementary is located in what has become a residential area since the school was built in 2008.

   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:

      The sign will remain the same and in its current location.
      The lights will be deemed to apply for use in a residential area.

   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 will be at the same location as the existing one. It will be the same size, and the lights will not be too bright for this zone. Messages will be school announcements only.

   

   _Signature_  [Jan 10, 2020]

Print Name and Signature (Property Owner)
Greg Wood

Date
Abner Creek Academy

CAPABLE OF
1 TO 3 ROWS
5.5' TO 18.9'

TekStar Color 20mm 24x80
CABINET SIZE: 4' x 8'
REMOTE USB

937218-1-s
Flat Surface Dimensions: 43.75" x 91.875"
With Bleed: 44.25" x 92.375"

StewartSigns
AN EBSCO COMPANY

ORIGINAL DESIGN; DO NOT DUPLICATE
PH. 1-800-237-3928 FAX 1-800-485-4280

Approved as shown:
Sign ______________________ Date ______________________

Approved with listed changes:
Sign ______________________ Date ______________________

LED CAPABILITIES: 1 to 3 Rows, 5.5" to 18.9" character. This sign can display video clips, animations and static images, with access to an extensive graphics library.
AGENDA
BOARD OF ZONING APPEALS
2/3/2020

BZA 2020-04

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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: Chandler Creek Elementary
Address: 301 Chandler Rd, Greer, SC 29651
Contact Number: 864-355-2410
Email: jrmills@greenville.k12.sc.us

Property Owner Information

Name: Greenville County School
Address: 301 Cayce Road, PO Box 2848
Contact Number: 864-355-2410
Email: scarlin@greenville.k12.sc.us

Tax Map Number(s): G01900100201
Property Address(s): 301 Chandler Rd, Greer, SC 29651
Business Name (if applicable): Chandler Creek Elementary

Description of Request: To replace existing school sign with an up-to-date digital sign (same location, variance, etc.)

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

OFFICE USE ONLY

Received By: BB Date: 1-22-20

Staff Recommendation: 
Meeting Date: 2-3-20
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: Digital Sign, same location, school marquis 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:

   Public School setting 1995 to 2020,

   Marquis, Communication for Stakeholders

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

   not a residential lot, Digital allows the school to keep up to date, accurate information about school dates and events.

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:

   No use other than School Communicado!

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 CCES for Digital Sign the following reasons:

   Increased communication from school to home for the Greer school community

[Signature]

Print Name and Signature (Property Owner) January 7, 2020 Date
ENGINERİNG NOTE
Support & footing specifications herein to be verified and sealed by Certified Structural Engineer.

Specifications:

- CABINET: 16"(deep) Aluminum Construction, Paint AKZO Black, Satin Finish
- FACE: 3/16"(thk) Acrylic, #7328 White
- GRAPHICS: Digital Print Vinyl Graphics, Black
- ILLUMINATION: Internal, LED, Bright White
- LED READER BOARD: Vantage LED 20MM Reader Board
- MOUNT: Socket to Accept 4"(square) Steel Tube, Typical Appropriate Non-Corrosive Hardware and Welds as Required to Secure all Elements. Typical Appropriate Footing & Foundation.

PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.

Monument Sign: Exterior, Double-Sided, Aluminum Construction, Flat Plastic Face, Internal Illumination, LED Reader Board

Scale: 1/2" = 1' - 0"

Project: Chandler Creek Elementary School

Date: 03/18/19

Contact: William Roop

Designer: Houston Chappell, Jr.

Revisions:

1.
2.
3.
4.
5.

Approved By & Date:

Installation Instructions Included on Drawing.

© 2019

All Electrical Signs Are Unless Otherwise Indicated

The Contents of This Drawing and All Elements Are Not to Be Reproduced, Changed, or Exhibited to Anyone Outside of Your Company in Whole or in Part Without Written Permission. All Such Actions Are Prohibited by Law.

Technical Data:

- 120 VOLTS
- All Electrical Signs are 3 PHASE 3 WIRE 208 VAC

Reference: 031819-C1
AGENDA
BOARD OF ZONING APPEALS
2/3/2020

Planning Report