



AGENDA
BOARD OF ZONING APPEALS
Virtual Meeting
June 1, 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. Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. BZAV 20-16
- B. BZASE 20-19

IV. OTHER BUSINESS

- A. Planning Report

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
6/1/2020

Minutes

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> February 3, 2020 Minutes	5/22/2020	Cover Memo
<input type="checkbox"/> May 4, 2020 Minutes	5/22/2020	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

February 3, 2020

Members Present: Robbie Septon, Chair
Thomas McAbee, Vice Chair
Steve Griffin
Emily Tsesmeloglou

Member(s) Absent: Monica Ragin Hughey
Lisa H. Lynn
Glendora Massey

Staff Present: Brandon McMahan, Planner
Ashley Kaade, Planner

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 –Dr. McAbee made a motion to approve the minutes from the January 6, 2020 Board of Zoning Appeals meeting. Mr. Griffin seconded the motion. The motion carried with a vote of 4 to 0. The motion passed. Dr. Hughey, Ms. Lynn, and Ms. Massey were absent from the vote.

III. Public Hearing

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

A. BZA 2020-03

Mr. Septon opened the public hearing for BZA 2020-03.

Staff gave the basic information for the request.

Greg Wood, applicant for the request, gave a brief overview of the request.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZA 2020-03.

B. BZA 2020-04

Mr. Septon opened the public hearing for BZA 2020-04.

Staff gave the basic information for the request.

Jane Mills, applicant for the request, gave a brief overview of the request.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZA 2020-04.

IV. Old Business

Mr. Septon announced there was 1 item of old business to discuss, BZA 2020-01.

Staff gave a brief history of the request and presented the Board with new information provided by the city attorney.

ACTION – Mr. Griffin made a motion to deny BZA 2020.01. Ms. Tsismeloglou seconded the motion. The motion carried with a vote of 3 to 0. The motion passed. Dr. McAbee abstained from the vote.

V. New Business

A. BZA 2020-03

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2020-03.

Staff presented the details of the request and staff analysis with recommendation of approval for BZA 2020-03 to grant a variance to allow electronic messaging sign with the following conditions: the sign will operate at no more than 50% brightness; the sign will not operate between the hours of 9pm to 7am.

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 – Mr. Griffin made a motion to approve BZA 2020-03. Ms. Tsismeloglou seconded the motion. The motion carried with a vote of 3 to 0. The motion passed. Dr. McAbee abstained from the vote.

B. BZA 2020-04

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 BZA 2020-04 to grant a variance to allow electronic messaging sign with the following conditions: the sign will operate at no more than 50% brightness; the sign will not operate between the hours of 9pm to 7am.

ACTION – Ms. Tsismeloglou a motion to approve BZA 2020-04. Mr. Griffin seconded the motion. The motion carried with a vote of 3 to 0. The motion passed. Dr. McAbee abstained from the vote.

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, Dr. McAbee made a motion to adjourn the meeting at 5:54pm. Ms. Tsismeloglou seconded the motion. Meeting adjourned.



City of Greer

Board of Zoning Appeals Minutes

May 4, 2020

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

Member(s) Absent: Monica Ragin Hughey
Lisa H. Lynn

Staff Present: Brandon McMahan, Planner
Ashley Kaade, Planner
Emily Williams, Planning and Zoning Assistant

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 – The vote to approve the minutes from the February 3, 2020 meeting was held until the next meeting to allow the members more time to review them as requested.

III. Public Hearing

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

A. BZASE 20-17

Mr. Septon opened the public hearing for BZASE 20-17

Staff gave the basic information for the request.

Aaron Pringle, the applicant for the request, gave a brief overview of the request.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZASE 20-17

B. BZASE 20-18

Mr. Septon opened the public hearing for BZASE 20-18

Staff gave the basic information for the request.

Bobby Schwartz, on behalf of the applicant for the request, gave a brief overview of the request.

As there was no one else to speak for or against this case, Mr. Septon closed the public hearing for BZASE 20-18

IV. Old Business

There was no old business.

V. New Business

Mr. Septon read a brief statement about conducting the business meeting.

A. BZASE 20-17

Mr. Septon opened a business meeting for BZASE 20-17

Staff presented the details of the request and staff analysis with recommendation of approval.

ACTION – Dr. McAbee made a motion to approve BZASE 20-17. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. BZASE 20-18

Mr. Septon opened a business meeting for BZASE 20-18.

Staff presented the details of the request and staff analysis with a recommendation of approval. The board members, staff and Mr. Schwartz discussed traffic concerns and potential number of students at the educational facility.

ACTION – Dr. McAbee made a motion to approve BZASE 20-18. Mr. Griffin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

VI. Other Business

Staff updated the Board on upcoming training opportunities.

VII. Executive Session

VIII. Adjourn

There being no other business, Dr. McAbee made a motion to adjourn the meeting. Mr. Griffin seconded the motion. Meeting adjourned at 5:53 p.m.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
6/1/2020

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	5/22/2020	Cover Memo



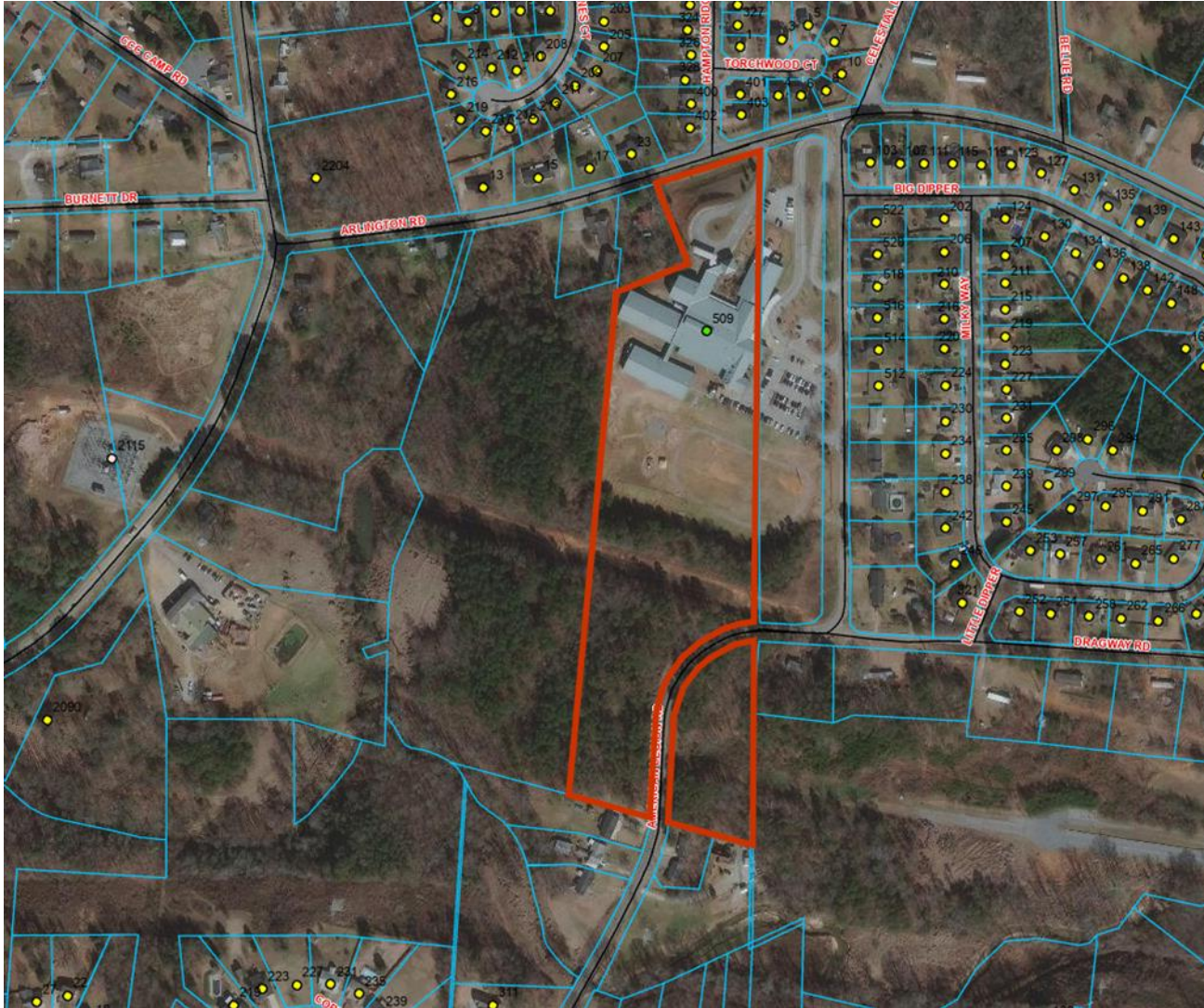
City of Greer, SC

Board of Zoning Appeals

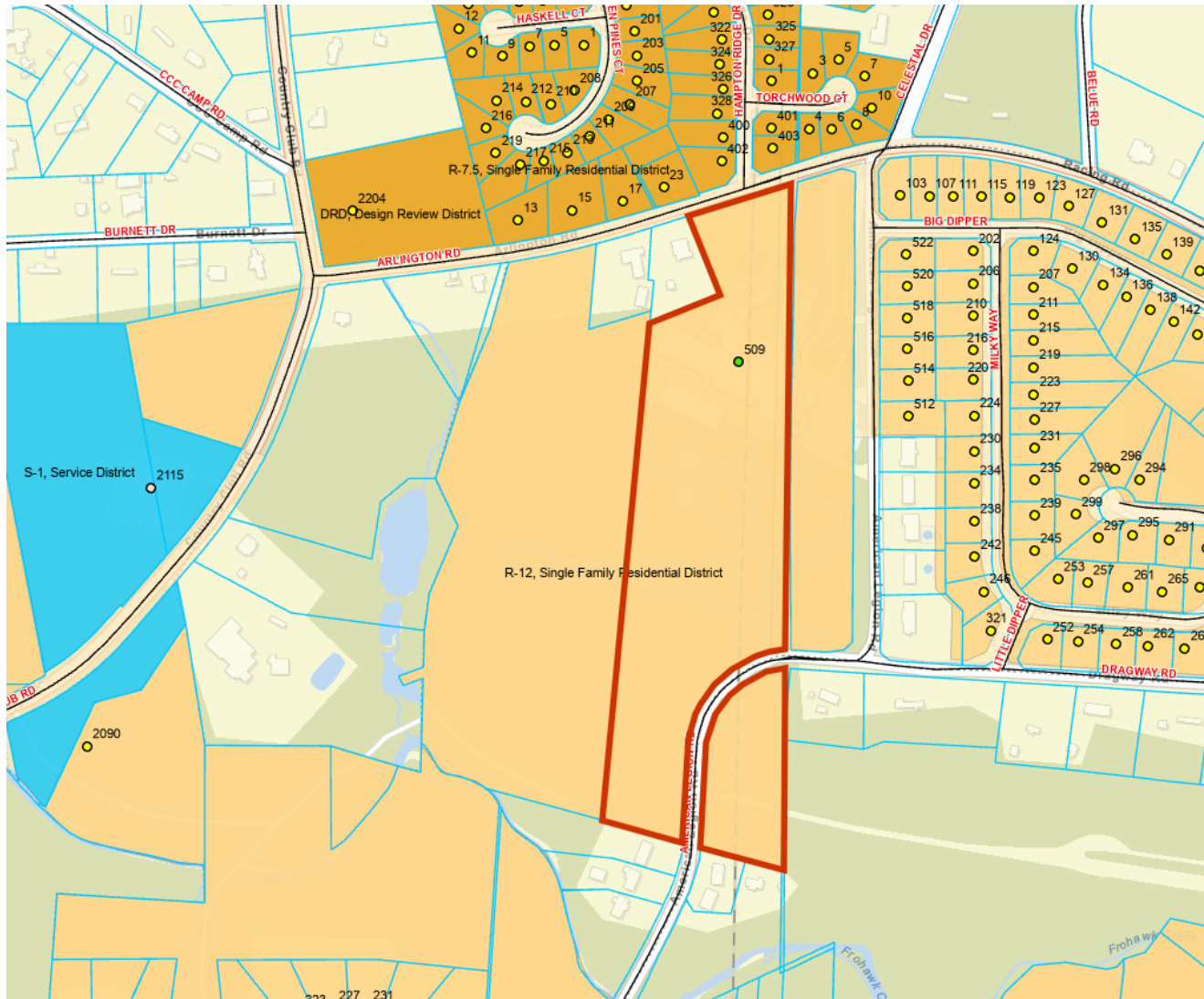
BZAV 20-16

APPLICANT:	David Langston, Greenville County School District
PROPERTY LOCATION:	509 American Legion Rd
TAX MAP NUMBER:	0536020109300
EXISTING ZONING:	R-12, Single Family Residential
REQUEST:	Variance to allow electronic message sign

BZAV 20-16



BZAV 20-16



BZAV 20-16



BZAV 20-16



Existing Condition



Proposed Condition



(GENERAL CONCEPT USE ONLY. ACTUAL SIZE, PROPORTION & PLACEMENT MAY VARY.)

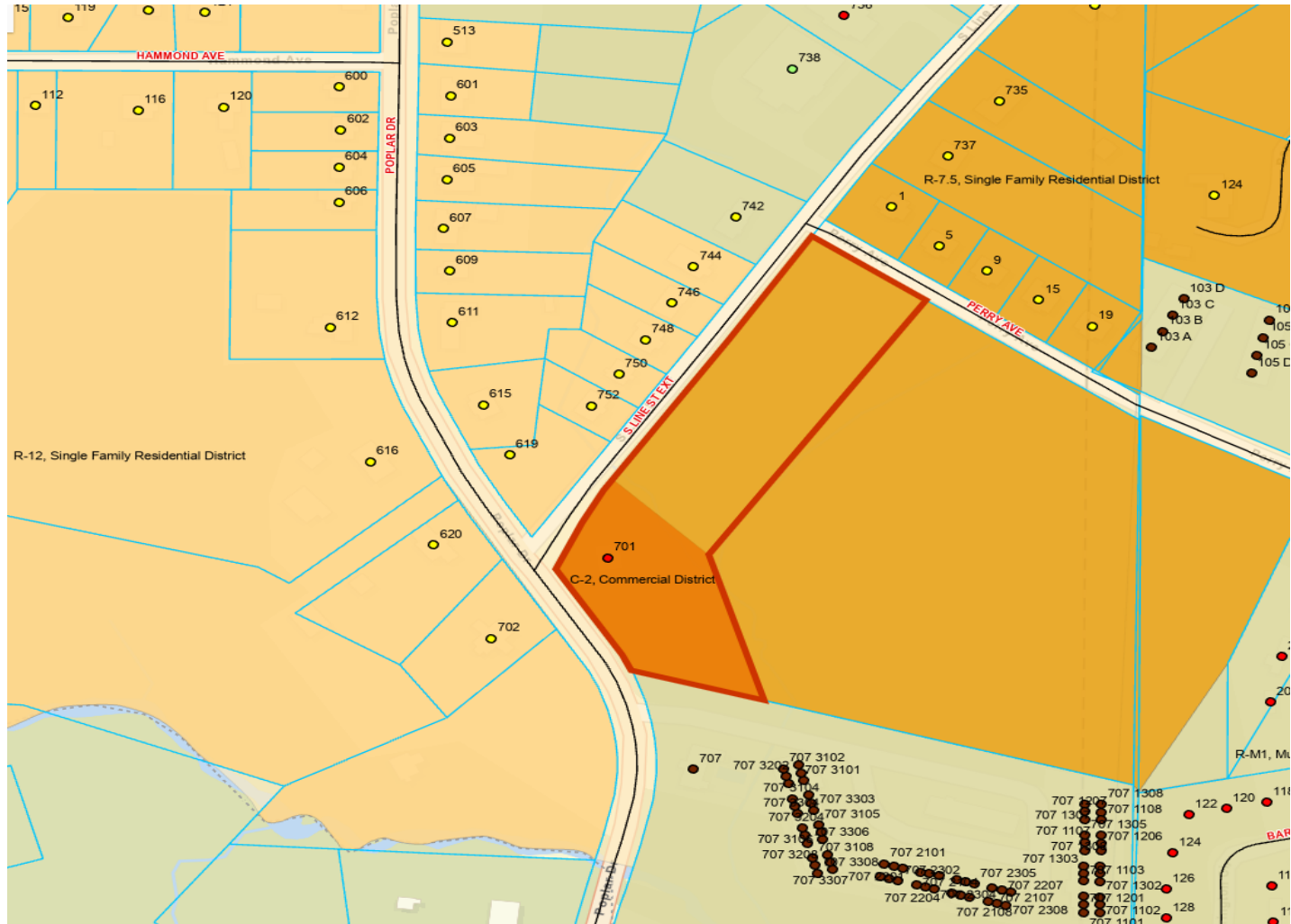
BZASE 20-19

APPLICANT:	Greer Community Ministries
PROPERTY LOCATION:	701 Poplar Dr
TAX MAP NUMBER:	G002000200301
EXISTING ZONING:	R-7.5, Single Family Residential
REQUEST:	Special Exception to allow 'Other public or semipublic uses which are considered to be compatible' in R-7.5 Residential District

BZASE 20-19



BZASE 20-19





City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
6/1/2020

BZAV 20-16

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	5/22/2020	Cover Memo
❑ Sign Rendering	5/22/2020	Cover Memo



Board of Zoning Appeals Application

(Variance, Special Exception, Appeal of Zoning Official Decision)

Applicant Information

Name David Langston
Address 509 American Legion Rd.
Greer, SC 29651
Contact Number 864-355-2600
Email clangston@greenville.k12.sc.us

Property Owner Information

Name Greenville County Schools
Address ~~509 American Legion Rd~~
509 American Legion Rd Greer 29651
Contact Number 864-355-3100
Email _____

Tax Map Number _____

Property Address 509 American Legion Rd.
Greer, SC 29651

Business Name (if applicable) Crestview Elementary

Proposed Use _____

Description of Request Install LED Marquee in front of Crestview Elem.

The applicant hereby requests: (Check one)

☒ Variance (additional form required) - Chose 1 of the following: ☒ Residential ☐ Commercial

☐ Special Exception

Section of the Zoning Ordinance that allows the Special Exception: _____

☐ Appeal of Zoning Official Decision

Applicant hereby appeals to the decision the Zoning Official for:

1. ☐ granting an application for a permit to _____
2. ☐ denial of an application for a permit to _____
3. Interpretation of Section of Zoning Ordinance _____
4. Applicant request the following relief (if applicable):

*If additional space is required for further justification, please submit as an attachment.

Pursuant to Section 6-29-1145 of South Carolina Code of Laws, is this tract or parcel retracted by any Recorded covenant that is contrary to, conflicts with, or prohibits the activity described?

Yes _____ No ☒

David Langston

Print Name and Signature (Property Owner)

5-6-2020

Date

Variance

The 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:

LED Marquee in front of Crestview Elementary School,

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.

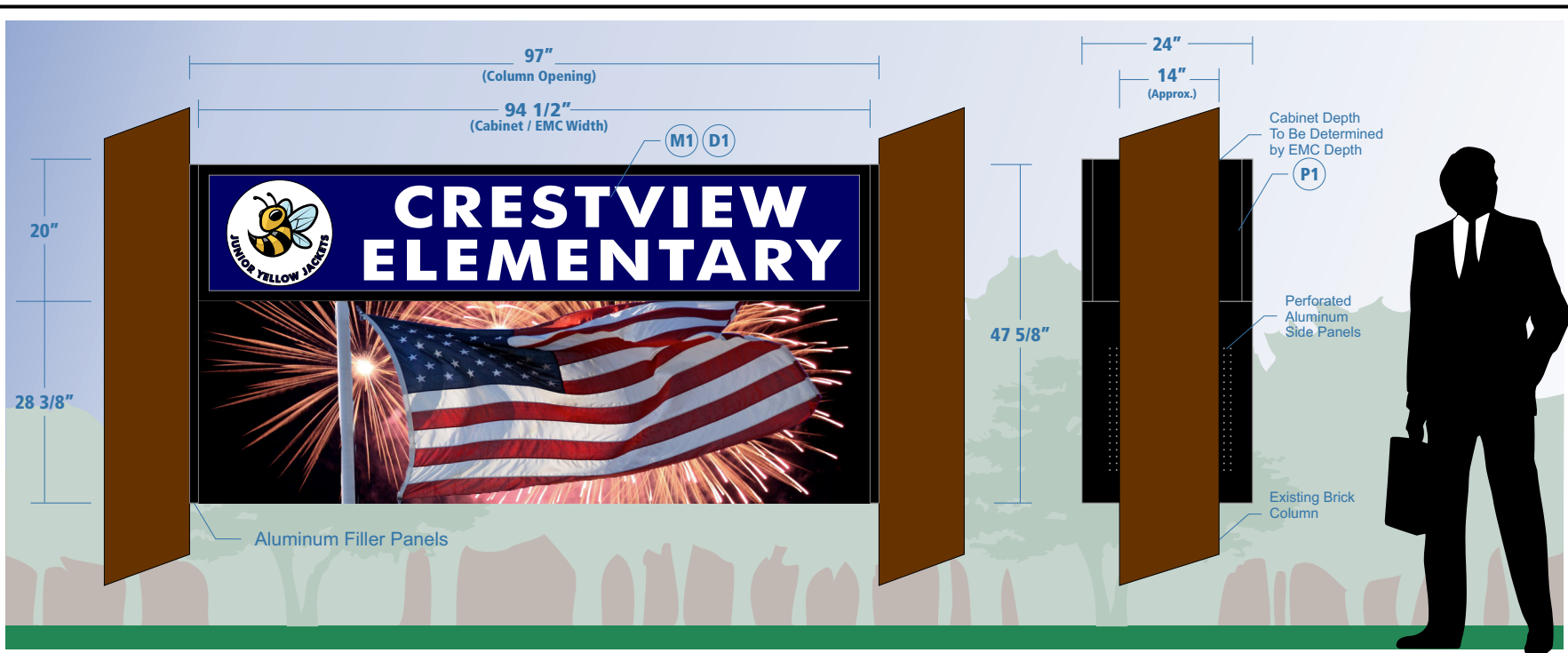
The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: This is a school zoned in a residential area

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

- 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: There is already a lighted marquee in place this would be a substitution.



UPSTATE DIGITAL
SIGN SALES, LLC.

William Roop - bill.sellsdigital@gmail.com
864.297.1336
www.UpstateDigitalSignSales.com

Date: 05/05/20

Project: Crestview Elementary School

Contact: William Roop

Designer: Houston Chappell, Jr.

Revisions:

-
-
-
-
-

Approved By & Date:

Installation Instructions Included on Drawing.

Underwriters Laboratories Inc. ELECTRIC SIGN LISTED COMPLIES TO UL 48

ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

PLEASE NOTE

This Drawing must be returned signed & approved, any delay will result in delayed production time. We DO NOT assume responsibility for errors of any kind. Please inspect this drawing thoroughly to insure that all spelling is correct and that the artwork is accurate and correctly positioned.

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.

© 2020 ALL RIGHTS RESERVED

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

Reference: 050520-N1

Pages: 1 of 1

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

Quantity: (1)

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

Specifications Key:

- P1** AKZO Paint, Black, Satin Finish
- D1** AKZO Paint, Black, Satin Finish
- M1** 3/16" (thk) Acrylic, #7328 White

Specifications:

- CABINET: Approx. 24" (deep) Aluminum Construction, AKZO Paint Black, Satin Finish
- RETAINER: 1-1/2" (wide) Aluminum, AKZO Paint Black, Satin Finish
- FACE: 3/16" (thk) Acrylic, #7328 White
- GRAPHICS: Digital Print-Vinyl Graphics, 1st-Surface, To Match Customer Provided Art (See Color Key)
- ILLUMINATION: Internal, LED, Bright White - Spaced as Required to Provide Even and Consistent Illumination
- LED READER BOARD: Vantage @ 20mm RGB 36 x 120 Electronic Message Center
- MOUNT: Internal Mounting Provisions for Attachment to Existing Brick Columns

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

Existing Condition



Proposed Condition



(GENERAL CONCEPT USE ONLY. ACTUAL SIZE, PROPORTION & PLACEMENT MAY VARY.)

Category Number: III.
Item Number: D.



AGENDA
BOARD OF ZONING APPEALS
6/1/2020

BZASE 20-19

ATTACHMENTS:

Description	Upload Date	Type
❏ Application	5/22/2020	Cover Memo



Board of Zoning Appeals Application

(Variance, Special Exception, Appeal of Zoning Official Decision)

Applicant Information

Name Greer Community Ministries Inc
Address 738 S. Line St Ext
Greer SC, 29651
Contact Number 864-8771937
Email AKAUFFMAN@GCMINC.ORG

Property Owner Information

Name Bonita Taylor McCall
Address P.O. Box 2167
Greer SC 29652
Contact Number 987-0858
Email MCCTANLAW@gmail.com

Tax Map Number G002.00.02-003.01

Property Address Corner of S. Line & Penny Ave

Business Name (if applicable) GREEN COMMUNITY MIN. Proposed Use _____

Description of Request _____

The applicant hereby requests: (Check one)

- ☐ Variance (additional form required) - Chose 1 of the following: ☒ Residential ☐ Commercial
☒ Special Exception

Section of the Zoning Ordinance that allows the Special Exception: Article 5:3.2

☐ Appeal of Zoning Official Decision

Applicant hereby appeals to the decision the Zoning Official for:

- ☐ granting an application for a permit to _____
- ☐ denial of an application for a permit to _____
- Interpretation of Section of Zoning Ordinance _____
- Applicant request the following relief (if applicable):

*If additional space is required for further justification, please submit as an attachment.

Pursuant to Section 6-29-1145 of South Carolina Code of Laws, is this tract or parcel retracted by any Recorded covenant that is contrary to, conflicts with, or prohibits the activity described?

Yes _____ No ☒

X Bonita Taylor McCall

Print Name and Signature (Property Owner)

5-6-2020

Date

Category Number: IV.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
6/1/2020

Planning Report

ATTACHMENTS:

Description	Upload Date	Type
☐ Upcoming Training	5/22/2020	Cover Memo

Planning & Zoning

Planning Commission

The Planning Commission reviewed **five** cases in May:

AN 2019-05	5251 Wade Hampton Blvd	Annex Zone to C-3
AN 2019-06	0 Skyline Way	Annex Zone to C-3
AN 2019-08	Freeman Farm Rd -3 parcels	Annex Zone to I-1
RZ 2019-08	317 Parker St	Rezone - C-2 to R-M2
RZ 2019-09	Freeman Farm Rd	Rezone- C-3/I-1 to R-7.5

Board of Zoning Appeals

The Board of Zoning Appeals did not review any cases in May.

Board of Architectural Review

The Board of Architectural Review did not have any cases for review in May.

Planning Advisory Committee

The Planning Advisory Committee reviewed **two** projects in May:

COM 2019-10	Niftylift	Commercial Warehouse/office
COM 2019-11	Freeman Farm Development (Becknel)	Commercial Warehouse/office

Planning & Zoning Summary

PERMIT TYPE	TOTAL CASES	TOTAL CASES
	May	2019
BZA: Residential	0	1
BZA: Commercial	0	7
Planning Commission	5	25
Planning Advisory Committee	2	12
Board of Architectural Review	0	2
TOTAL	7	47