



AGENDA
BOARD OF ZONING APPEALS
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
July 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. June 2020 Minutes

II. PUBLIC HEARING

A. Public Hearing Presentation

III. NEW BUSINESS

A. BZASE 20-20 Application

IV. OTHER BUSINESS

A. Planning Report

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
7/6/2020

June 2020 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 June 2020 Minutes	7/1/2020	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

June 1, 2020

Members Present: Robbie Septon, Chair
Thomas McAbee, Vice Chair
Emily Tsesmeloglou
Monica Ragin Hughey
Lisa H. Lynn
Glendora Massey

Member(s) Absent: Steve Griffin

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. Dr. McAbee recused himself from BZAV 20-16 and BZASE 20-19.

II. Minutes of Board of Zoning Appeals Meeting

ACTION –Ms. Tsesmeloglou made a motion to approve the minutes from the February 3, 2020 Board of Zoning Appeals meeting. Dr. Hughey seconded the motion. Dr. McAbee abstained from the vote. The motion carried with a vote of 5 to 0. The motion passed.

ACTION – Ms. Tsesmeloglou made a motion to approve the minutes from the May 4, 2020 Board of Zoning Appeals meeting. Dr. Hughey seconded the motion. Dr. McAbee abstained from the vote. The motion carried with a vote of 5 to 0. The motion passed.

III. Public Hearing

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

A. BZAV 20-16

Mr. Septon opened the public hearing for BZAV 20-16.

Staff gave the basic information for the request.

David Langston, 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 BZAV 20-16.

B. BZASE 20-19

Mr. Septon opened the public hearing for BZASE 20-19.

Staff gave the basic information for the request.

Donnie Kauffman, 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 20-19.

IV. Old Business

There was no old business.

V. New Business

A. BZAV 20-16

Mr. Septon opened a business meeting for BZAV 20-16.

Staff presented the details of the request and staff analysis with a recommendation of approval with conditions for BZAV 20-16.

ACTION – Ms. Lynn made a motion to approve BZAV 20-16. Ms. Massry seconded the motion. The motion carried with a vote of 5 to 0. The motion passed. Dr. McAbee recused himself from BZAV 20-16

B. BZASE 20-19

Mr. Septon opened a business meeting for BZASE 20-19.

Staff presented the details of the request and staff analysis with a recommendation of approval for BZASE 20-19.

ACTION – Ms. Massey made a motion to approve BZASE 20-19. Dr. Hughey seconded the motion. The motion carried with a vote of 5 to 0. The motion passed. Dr. McAbee recused himself from BZASE 20-19

VI. Other Business

Staff updated the Board on upcoming training opportunities. Staff informed the board this would likely be the last virtual meeting and that the July meeting would be in person.

VII. Executive Session

VIII. Adjourn

There being no other business, Ms. Lynn made a motion to adjourn the meeting. Ms. Tsesseloglou seconded the motion. The meeting adjourned at 5:53 PM.

Category Number: II.
Item Number: A.



AGENDA
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7/6/2020

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
Public Hearing Presentation	6/24/2020	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZASE 20-20

APPLICANT:	Joe Bryant
ADDRESS:	1305 Suber Road
PARCEL ID NUMBER:	0535030102713
REQUEST:	Special exception to allow nursery school in PD zoning

This aerial map displays a residential development with numerous lots, each identified by a yellow dot and a number. A large, irregularly shaped parcel in the center is outlined in orange. The map is bounded by several streets: SAGE GREENWAY at the top, S SUGHERD on the right, and SUGHER RD at the bottom right. A large, multi-story building complex is situated on the right side of the map, near the intersection of S SUGHERD and SUGHER RD. The map also shows a network of smaller streets and a parking lot area. The overall layout suggests a planned residential community with a central commercial or public area.

BZASE 20-20





City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: C.



AGENDA
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BZASE 20-20 Application

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Description	Upload Date	Type
📎 Application	6/24/2020	Cover Memo



Board of Zoning Appeals Application

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

Applicant Information

Name Joe Bryant
Address 508 Rhett St
Greenville SC 29601
Contact Number 864 298 0534
Email jbryant@seamonwhiteside.com

Property Owner Information

Name Greenville Hospital System
Address 701 Grove Rd
Greenville SC 29605
Contact Number 864 455 5334
Email Mark.Curtis@prismahealth.org

Tax Map Number 0535030102713

Property Address 1305 Suber Rd, Greer SC 29650

Business Name (if applicable) _____ Proposed Use Nursery School / Daycare

Description of Request Applicant is seeking a special exception for a Nursery School within the existing PD zoning for the back portion of the referenced tax map id.

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: Nursery School / Daycare

☐ 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 X

Ernest M. Curtis
Director, Facilities Dev.

Print Name and Signature (Property Owner)

6/10/20

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:

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: _____

- 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: _____

Category Number: IV.
Item Number: A.



AGENDA
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Planning Report

ATTACHMENTS:

Description	Upload Date	Type
📎 Upcoming Training	6/24/2020	Cover Memo

Upcoming Board Training Dates – Greer City Hall, 301 E. Poinsett St – Conference 116

July 15th 2pm – 5pm

Aug 12th 9am – 12pm

Sept 18th 2pm – 5pm

Oct 9th 12pm – 3pm

Nov 18th 9am – 12pm

Dec 11th 2pm – 5pm