



AGENDA
BOARD OF ZONING APPEALS
Greer City Hall, 301 E. Poinsett St, Greer, SC 29650
October 12, 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. September 2020 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. BZASE 20-26
- B. BZASE 20-27
- C. BZASE 20-28

IV. OTHER BUSINESS

- A. Planning Report

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
10/12/2020

September 2020 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 September 2020 Minutes	10/2/2020	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

September 14, 2020

Members Present: Robbie Septon, Chair
Steve Griffin
Emily Tsesmeloglou
Glendora Massey
Christi Poole

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

Staff Present: 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 –Mr. Griffin made a motion to approve the minutes from the July 6, 2020 Board of Zoning Appeals meeting. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 3 to 0. The motion passed. Ms. Poole and Ms. Massey abstained from the vote.

III. Public Hearing

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

A. BZASE 20-00025

Mr. Septon opened the public hearing for BZASE 20-00025

Staff gave the basic information for the request.

Paul Talbert, 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 20-00025.

V. New Business

A. BZASE 20-00025

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZASE-20-0025

Staff presented the details of the request and staff analysis with recommendation of approval for BZASE 20-00025. The board, staff and applicant discussed surrounding land uses, both within the City of Greer and in Spartanburg County, number of units and buildings, open space and parking shown on the plat.

ACTION – Ms. Massey made a motion to approve BZASE 20-00025. Ms. Tsismeloglou seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

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, Mr. Griffin made a motion to adjourn the meeting at 5:46. Ms. Tsismeloglou seconded the motion. Meeting adjourned.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
10/12/2020

Public Hearing Presentation

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☐ Public Hearing Presentation	10/2/2020	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZASE 20-26

APPLICANT:	Jeff Gossett
ADDRESS:	117 Trade Street
PARCEL ID NUMBER:	G020000200501
REQUEST:	Special Exception to allow liquor store in C-1, Central Business District



BZASE 20-26



BZASE 20-26



BZASE 20-27

APPLICANT:	James Callahan
ADDRESS:	510 Pennsylvania Avenue
PARCEL ID NUMBER:	G010000100103
REQUEST:	Special Exception to allow automobile-oriented use in C-2, Commercial



BZASE 20-27



BZASE 20-28

APPLICANT:	Jeff Gossett
ADDRESS:	108 Trade Street
PARCEL ID NUMBER:	G020000101000
REQUEST:	Special Exception to allow liquor store in C-1, Central Business District



BZASE 20-28



BZASE 20-28





City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: C.



AGENDA
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BZASE 20-26

ATTACHMENTS:

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📎 Application	10/2/2020	Cover Memo



BZASE20 - 00026

Board of Zoning Appeals Application**(Variance, Special Exception, Appeal of Zoning Official Decision)**

9/8/20

Applicant Information

Name Jeff Gossett
Address 117 Trade ST.
Greer, S.C. 29651
Contact Number 864.991.6234
Email jeff@dineatselect.com

Property Owner Information

Name Simply Everything, LLC
Address 117 Trade ST.
Greer, S.C. 29651
Contact Number 864.757.4734
Email info@simplyeverything.com

Tax Map Number 602000020051Property Address 117 Trade ST., Greer, S.C. 29651Business Name (if applicable) Churchill's Prescriptions Proposed Use Liquor Store (High End)Description of Request I would like to open a high-end spirits store to cater to hotel customers to keep business in Greer and for convenience of businesses.

The applicant hereby requests: (Check one)

☐ Variance (additional form required) - Chose 1 of the following: ☐ Residential ☐ Commercial☒ Special ExceptionSection of the Zoning Ordinance that allows the Special Exception: 5:7.3 Uses Permitted by Special Exception.☐ 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 ☒

Print Name and Signature (Property Owner)

Date

Category Number: III.
Item Number: D.



AGENDA
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BZASE 20-27

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	10/2/2020	Cover Memo

Board of Zoning Appeals Application
(Variance, Special Exception, Appeal of Zoning Official Decision)

Applicant Information

Name James Callahan
Address 207 WICKER PARK AVE
Contact Number 864-979-8141
Email Nob.rats@yahoo.com

Property Owner Information

Name Sushi Hunters, LLC
Address 508 PENNSYLVANIA AVE
Contact Number 864-430-7527
Email nickiii@sushithgusto.com

Tax Map Number _____ Property Address 510 PENNSYLVANIA AVE
Business Name (if applicable) Nob Rats Performance, LLC Proposed Use Auto Repair Garage

Description of Request We currently use the existing garage for fleet maintenance; we want to expand to paying customers under a new LLC
The applicant hereby requests: (Check one)

- ☒ Variance (additional form required) - ☐ Residential ☒ Commercial
☐ Special Exception

Section of the Zoning Ordinance that allows the Special Exception: 5:8.2

☐ 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

Nick Spink

Print Name and Signature (Property Owner)

9-8-2020

Date

Category Number: III.
Item Number: E.



AGENDA
BOARD OF ZONING APPEALS
10/12/2020

BZASE 20-28

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	10/2/2020	Cover Memo



Board of Zoning Appeals Application

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

Applicant Information

Name Jeff Gossett
Address 112 Trade St.
Greer, SC. 29651
Contact Number 864.991.6234
Email jeffg@simplyeverything.com

Property Owner Information

Name Simply Everything, LLC
Address 108 Trade St.
Greer, S.C. 29651
Contact Number 864.991.6234
Email jeffg@simplyeverything.com

Tax Map Number 6 020000101000

Property Address 108 Trade St. Greer, S.C. 29651

Business Name (if applicable) Churchill's Prescription Proposed Use Spirits and Wine store

Description of Request Spirits and Wine Store

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:

- ☐ 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 ☒

Jeff Gossett

Print Name and Signature (Property Owner)

9/18/20

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
BOARD OF ZONING APPEALS
10/12/2020

Planning Report

ATTACHMENTS:

Description	Upload Date	Type
📎 2020 Training	10/2/2020	Cover Memo

2020 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