

### 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

<u>10/12/2020</u>

### September 2020 Minutes

### **ATTACHMENTS:**

### Description

□ September 2020 Minutes

**Upload Date** 10/2/2020



### 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, PlannerEmily 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. Tsesmelogou 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. Tsesmeloglou seconded the motion. Meeting adjourned.

Category Number: II. Item Number: A.



### AGENDA BOARD OF ZONING APPEALS

<u>10/12/2020</u>

### **Public Hearing Presentation**

### **ATTACHMENTS:**

### Description

Public Hearing Presentation

**Upload Date** 10/2/2020



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











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









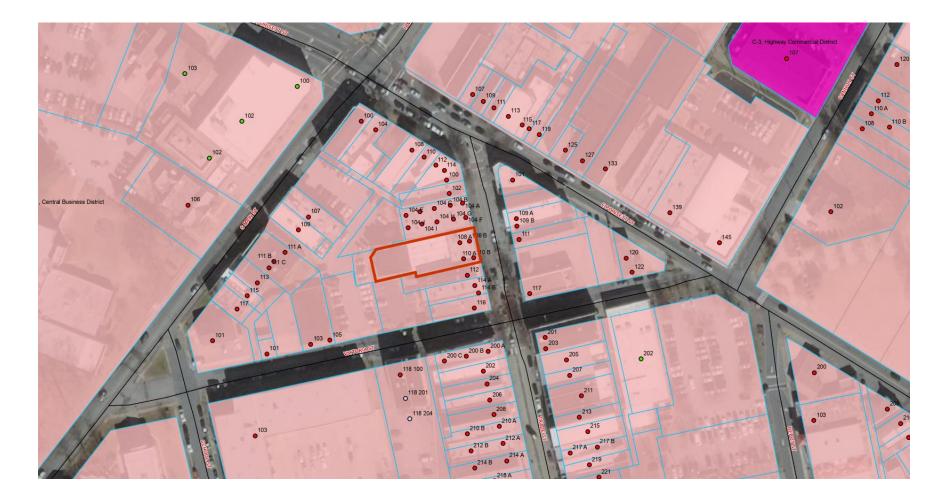


APPLICANT: ADDRESS: PARCEL ID NUMBER: REQUEST: Jeff Gossett 108 Trade Street G02000101000 Special Exception to allow liquor store in C-1, Central Business District













Category Number: III. Item Number: C.



### AGENDA BOARD OF ZONING APPEALS

<u>10/12/2020</u>

**BZASE 20-26** 

### **ATTACHMENTS:**

Description

**D** Application

**Upload Date** 10/2/2020



BZASEZO - 00026

**Board of Zoning Appeals Application** 

9/8/20

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

Applicant InformationProperty Owner InformationNameDeffGossettAddress117Trade ST.Greer, S.C.29651Greer, S.C.Contact Number864.991.6234EmailJeff @ dineetse/ect.com	, com
Tax Map Number <u>Goloooloos</u> Property Address <u>117 Trade ST.</u> Gree	er. S.(. 2965,
Business Name (if applicable) Charchill's PrescriptuProposed Use Liauar Store (High	End)
Description of Request I would like to open a high-end spirits store to cat hotel customers to Keep business in Grear and for convenience of business The applicant hereby requests: (Check one)	ter to
Variance (additional form required) - Chose 1 of the following: Residential Commercial	
Special Exception	
Section of the Zoning Ordinance that allows the Special Exception: 5:7.3 4ses Permitted	by Special
Appeal of Zoning Official Decision Exception.	
Applicant hereby appeals to the decision the Zoning Official for:	
1. granting an application for a permit to	
2.	-
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 V

Jeff Gossett

Print Name and Signature (Property Owner)

Date

Category Number: III. Item Number: D.



### AGENDA BOARD OF ZONING APPEALS

<u>10/12/2020</u>

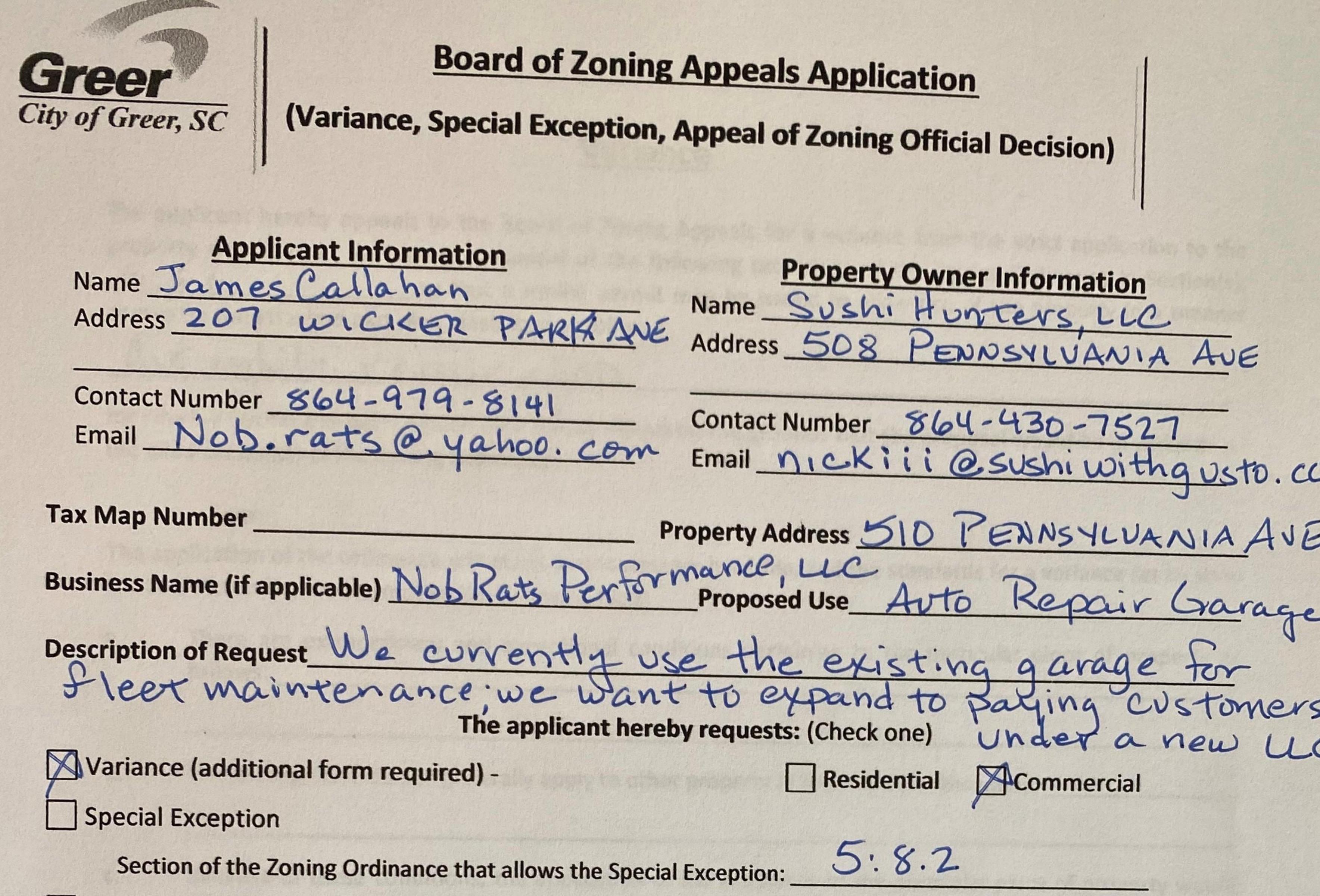
**BZASE 20-27** 

### **ATTACHMENTS:**

Description

**D** Application

**Upload Date** 10/2/2020



# Appeal of Zoning Official Decision

Yes

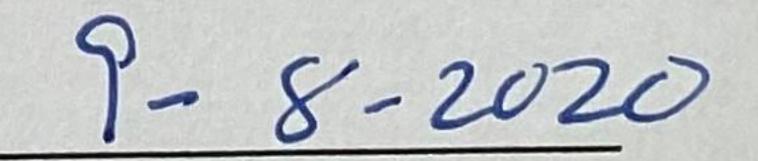
Applicant hereby appeals to the decision the Zoning Official for:

- 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?

Print Name and Signature (Property Owner)



Date

Category Number: III. Item Number: E.



### AGENDA BOARD OF ZONING APPEALS

<u>10/12/2020</u>

**BZASE 20-28** 

### **ATTACHMENTS:**

Description

**D** Application

**Upload Date** 10/2/2020



### **Board of Zoning Appeals Application**

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

Applicant Information Name Jeff Gossett Address <u>112 Trade ST</u> . Green SC. 29651 Contact Number <u>869.991.6234</u> Email jeffge Simply everything.com	Address 108 Trade ST.   Greer, S.C. 29651   Contact Number 864.991.6334	
Business Name (if applicable) Churchill's Prescriptize Proposed Use Spirits and Wine store		
Description of Request Spinits and Wine Store		
The applicant hereby requests: (Check one)		
Variance (additional form required) - Chose 1 of t	t <mark>he following:</mark> Residential Commercial	
Special Exception		
Control Section of the Zoning Ordinance that allows the Space S	pecial Exception:	
Appeal of Zoning Official Decision		
Applicant hereby appeals to the decision the Z	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 applic	cable):	

\*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 Gosse

Print Name and Signature (Property Owner)

120

### Variance

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:

- 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

<u>10/12/2020</u>

### Planning Report

### **ATTACHMENTS:**

Description

□ 2020 Training

**Upload Date** 10/2/2020

### 2020 Board Training Dates – Greer City Hall, 301 E. Poinsett St – Conference 116

July 15<sup>th</sup> 2pm – 5pm

Aug 12<sup>th</sup> 9am – 12pm

- Sept 18<sup>th</sup> 2pm 5pm
- Oct 9<sup>th</sup> 12pm 3pm

Nov 18<sup>th</sup> 9am – 12pm

Dec 11<sup>th</sup> 2pm – 5pm