



AGENDA
BOARD OF ZONING APPEALS
Greer City Hall, 301 E. Poinsett St, Greer, SC
January 9, 2023 @ 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 Catrina Woodruff, ADA Coordinator at (864) 479-0965 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. November 2022 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. BZAA22-02 209 N Line St. Ext
- B. New Business Presentation

IV. OTHER BUSINESS

- A. Planning Report

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
1/9/2023

November 2022 Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ November 2022 Minutes	12/28/2022	Executive Summary



City of Greer

Board of Zoning Appeals Minutes

November 7, 2022

Members Present:

Steve Griffin, Chair Mike Norris, Vice-Chair (Acting Chair)
William Crosby
Christi Poole
Emily Tsesmeloglou

Member(s) Absent: Steve Griffin, Chair
Nis Nielsen
Dr. Monica Ragin Hughey

Staff Present: Ashley Kaade, Planning Manager
Claire Byers, Planner

I. Call to Order

Mr. Norris called the meeting to order and read the opening remarks.

II. Minutes of Board of Zoning Appeals Meeting

ACTION – Mr. Crosby made a motion to approve the minutes from the October 3, 2022 Board of Zoning Appeals meeting. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

III. Public Hearing

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

A. BZASE 22-05 – Special Exception for brewpub in C-1

Mr. Norris opened the public hearing for BZASE 22-05.

Staff presented the basic information for the request.

Brian Beal was present as applicant.

There were no additional public hearing participants.

Mr. Norris closed the public hearing for BZASE 22-05.

IV. New Business

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

A. BZASE 22-05 – Special Exception for brewpub in C-1

Mr. Norris opened the business meeting for BZASE 22-05.

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

Mr. Crosby asked about the brewpub use compared to a brewery or restaurant and the applicant provided additional information, including that brewpubs make beer for consumption on-site versus breweries that manufacture for both on-site and other distribution. Ms. Kaade provided the definition of brewpub that includes limitations on number of barrels produced per year.

ACTION – Mr. Crosby made a motion to approve the request for BZASE 22-05. Ms. Tsemoglou seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

VI. Other Business

Planning and Zoning Staff Report

Ms. Kaade reminded the Board of training requirements and provided information about the Board Appreciation Luncheon to be held Thursday, Dec. 1.

VII. Executive Session

There were no items to be discussed in Executive Session.

VIII. Adjourn

Meeting adjourned at 5:43 p.m.



AGENDA
BOARD OF ZONING APPEALS
1/9/2023

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
📎 Public Hearing Presentation	12/29/2022	Cover Memo



City of Greer, SC

Board of Zoning Appeals

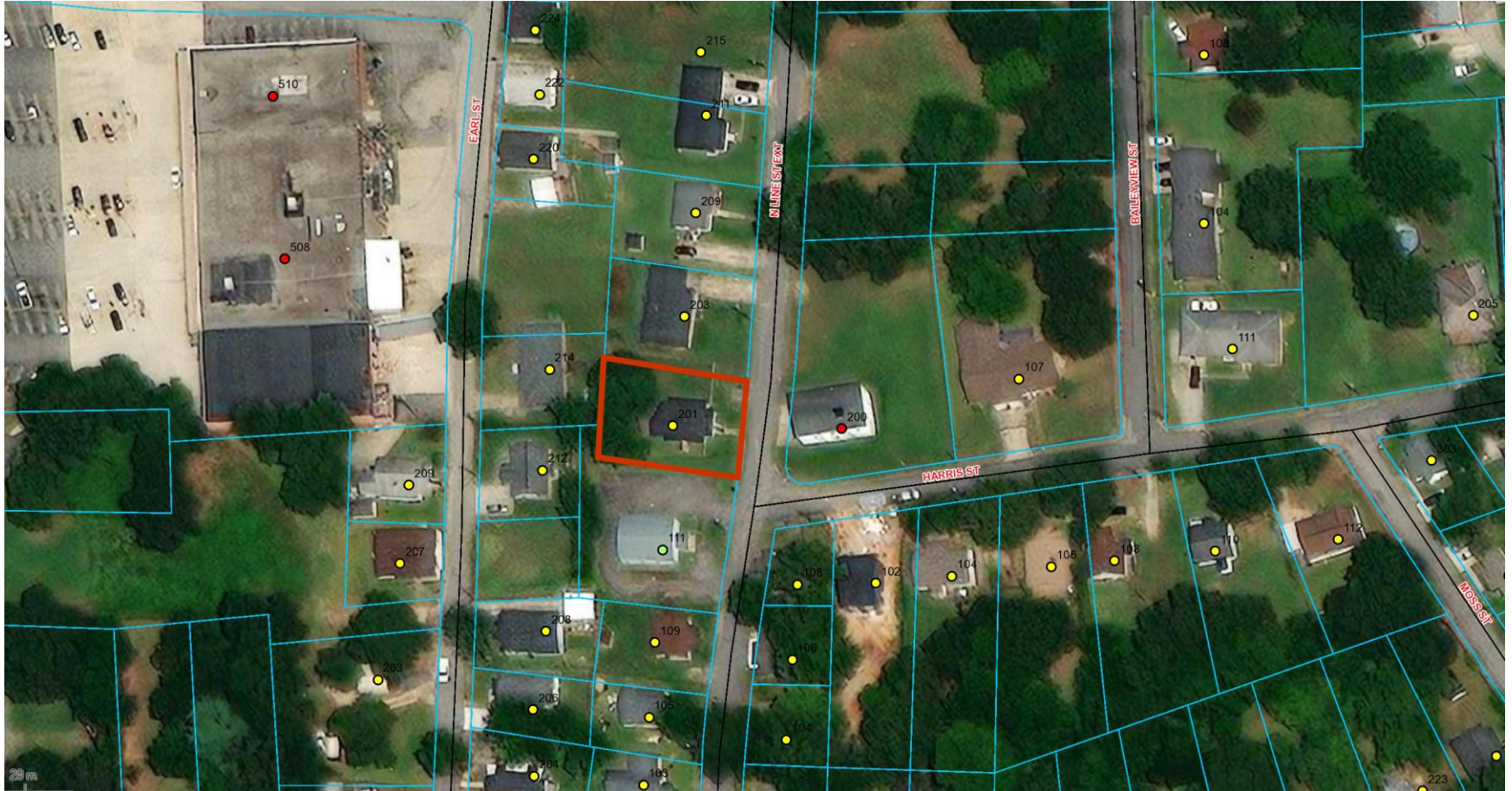
BZAA 22-02

DOCKET NUMBER: BZAA 22-00002
APPLICANT: Faith Hughes
ADDRESS: 201 N Line St. Ext
PARCEL ID NUMBER: G016000502300
REQUEST: Appeal of Staff Decision –
Denial of Home Occupation
Permit for Dog Grooming



BZAA 22-02

Aerial Map



Zoning Map



BZAA 22-02





City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
1/9/2023

BZAA22-02 209 N Line St. Ext

ATTACHMENTS:

Description	Upload Date	Type
📎 Staff Report	12/29/2022	Cover Memo

ZONING REPORT
STAFF REPORT TO THE BOARD OF ZONING APPEALS
MONDAY, JANUARY 9, 2023

DOCKET: BZAA 22-02

APPLICANT: Faith Hughes

PROPERTY LOCATION: 201 N Line St. Ext.

TAX MAP NUMBER: G016000502300

REQUEST: Appeal of Administrative Decision – Denial of Home Occupation Permit

ANALYSIS: **BZAA 22-02**

BZAA 22-02 is a request to appeal the decision of HOC22-0060 to allow for Dog Grooming as a Home Occupation at 201 N Line St. Ext. which is zoned RM-1, Multi-family Residential District.

Definitions and Sections of the Zoning Ordinance:

Home Occupation - Any use of principal and accessory buildings clearly incidental to their uses for dwelling purposes and conducted for compensation by a resident thereof, within a residential district and meeting the requirements of Article 6, Section 6:12 of this ordinance.

6:12.4 The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.

6:12.7 The following home occupations shall be permitted. Other home occupations may be permitted by the Board of Zoning Appeals in accordance with the provisions of Article 7 and the aforementioned requirements.

Accounting
Art instruction
Attorney
Baby sitting
Barber
Beautician
Childcare home
Dress making
Insurance agent
Ironing
Manufacturer's representative
Music teacher
Notary public
Photographer
Real estate agent
Secretarial service
Sewing/Tailoring
Tax consultant
Tutoring
Typing

Article 7 PROVISIONS FOR USES PERMITTED BY SPECIAL EXCEPTION

- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste and disposal, and similar services; and
- D. The use will not violate neighborhood character nor adversely affect surrounding land use.

Home occupations are generally granted where the resident or tenant runs a business from their home. The majority of the uses listed as allowable do not necessitate customers coming to the home, and those that do (barber/beautician) would be one customer at a time or twice a day at peak hours (childcare home). The applicant indicated there could be up to six canines at one time and would be boarded while waiting for services. Staff interprets this use as similar to a kennel, which is allowed in S-1, Services District or R-S, Residential Suburban which have large lots and are more rural in nature; or a service establishment which would be allowable in commercial districts. Staff does not believe this use meets the intent of Home Occupation and has the potential to cause a nuisance to and violate the neighborhood character.

STAFF RECOMMENDATION: Denial

Category Number: III.
Item Number: B.



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1/9/2023

New Business Presentation

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▣ New Business Presentation	12/29/2022	Cover Memo



Greer

City of Greer, SC

Board of Zoning Appeals

BZAA 22-02

DOCKET NUMBER: BZAA 22-00002
APPLICANT: Faith Hughes
ADDRESS: 201 N Line St. Ext
PARCEL ID NUMBER: G016000502300
REQUEST: Appeal of Staff Decision –
Denial of Home Occupation
Permit for Dog Grooming



BZAA 22-02

Aerial Map



BZAA 22-02

Zoning Map



BZAA 22-02



BZAA 22-02

- The zoning ordinance defines a Home Occupation as follows:
 - Any use of principal and accessory buildings clearly incidental to their uses for dwelling purposes and conducted for compensation by a resident thereof, within a residential district and meeting the requirements (6:6.12).
 - The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood (6:12.4).
- Article 6, Sec. 12.7 lists permitted home occupations and stipulates that other home occupations may be permitted by the Board of Zoning Appeals in accordance with the provisions of Article 7.

BZAA 22-02

- Article 7 of the Zoning Ordinance addresses the Provisions or Uses Permitted by Special Exception:
 - A. The use meets all required conditions;
 - B. The use is not detrimental to the public health or general welfare:
 - C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste and disposal, and similar services; and
 - D. The use will not violate neighborhood character nor adversely affect surrounding land use.

BZAA 22-02

- Home occupations are generally granted where the resident or tenant runs a business from their home.
- Most listed uses do not involve customers coming to the home, but those that do, have limited visitation by the nature of the occupation.
 - Barber/beauticians receive one customer at a time.
 - Home childcare drop-offs are 2x/day at peak morning/evening hours.

BZAA 22-02

- The application indicated that up to 6 dogs at one time may be boarded on site while awaiting grooming services.
- Staff interpretation is that the use would be similar to a kennel, which is allowed in the following zoning districts:
 - **S-1 Services District** (5:10) – Appropriate for service establishments in commercial districts, where noise and other sensory disruptions are able to be contained within the property line.
 - **R-S Residential Suburban** (5:2) – Characterized by large lots and generally rural in nature.
- Staff does not believe this use meets the intent of Home Occupation and has the potential to cause a nuisance to and violate the neighborhood character.

STAFF RECOMMENDATION: Denial



Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: IV.
Item Number: A.



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Planning Report