



AGENDA
BOARD OF ZONING APPEALS
301 East Poinsett Street, Greer, SC 29651
February 6, 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. January 2023 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. BZASE22-04 Staff Report
- B. New Business Presentation

IV. OTHER BUSINESS

- A. Planning Report

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
2/6/2023

January 2023 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 January Minutes	1/20/2023	Exhibit



City of Greer

Board of Zoning Appeals Minutes

January 9, 2023

Members Present:

Steve Griffin, Chair
William Crosby
Dr. Monica Ragin Hughey
Emily Tsesmeloglou

Member(s) Absent: Steve Griffin, Chair
Mike Norris, Vice-Chair
Christi Poole
Nis Nielsen

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

I. Call to Order

Mr. Griffin 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 November 7, 2022 Board of Zoning Appeals meeting. Dr. Hughey seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

III. Public Hearing

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

A. BZAA 22-02 – Appeal of a Staff Decision

Mr. Griffin opened the public hearing for BZAA 22-02.

Staff presented the basic information for the request.

Faith Hughes was present as applicant and gave a short presentation of her proposed business. She stated that the grooming would take place in a 200 sq. ft. soundproof shed in her fenced back yard. She anticipates no more than 1 client per hour. Her property is located directly across from an old lodge, is adjacent to an active neighborhood church, and behind a busy clinic and Family Dollar. She provided photos of her property to the board for their review.

There were no additional public hearing participants.

Mr. Griffin closed the public hearing for BZAA 22-02.

IV. New Business

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

A. BZAA 22-02 – Appeal of a Staff Decision

Mr. Griffin opened the business meeting for BZAA 22-02.

Ms. Stahl presented the details of the request and staff analysis with recommendation of denial.

Mr. Griffin asked how many dogs would be on site at one time. Ms. Hughes clarified that she had six kennel spaces, because most customers have at least two dogs, appointments sometimes overlap, and grooming can take up to three hours. Mr. Griffin asked if she will accommodate dogs of any size, and Ms. Hughes responded affirmatively.

Dr. Hughey asked how the applicant is planning for expansion are if the business grows. Ms. Hughes stated that she will limit the number of clients and the business will not be operated out of her home. If the business did expand, then she would look at a commercial location. Ms. Tsemologlou expressed concerns about animal control and confirmed that the fence enclosed the entire property. Mr. Griffin asked the applicant if there would be any overnight boarding and she stated that there would not be. He also asked staff if there are any requirements for upgraded utilities and Ms. Kaade responded that upgraded utilities are not required for the grooming use.

ACTION – Dr. Hughey made a motion to approve BZAA 22-02 to allow the Home Occupation permit with conditions. Mr. Crosby amended the conditions. Dr. Hughey accepted the amendment. Ms. Tsemologlou seconded the motion. The motion carried with a vote of 4 to 0. The motion passed with the following four conditions:

1. A maximum of 6 animals are allowed at one time.
2. Only the accessory structure may be used for the business.
3. A 6' fence must be maintained on the perimeter of the backyard.
4. Hours of operation will be 9am to 5pm.

VI. Other Business

Planning and Zoning Staff Report

Ms. Kaade reminded the Board of training requirements for 2023 and invited them to complete training before or after meetings. An election will be held at the February meeting for a Chair and Vice Chair. New planner Heather Stahl was introduced.

VII. Executive Session

There were no items to be discussed in Executive Session.

VIII. Adjourn

Meeting adjourned at 6:18 p.m.



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Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
📎 Public Hearing Presentation	1/20/2023	Presentation



Greer

City of Greer, SC

Board of Zoning Appeals

BZASE 22-04

DOCKET NUMBER: BZASE 22-00004

APPLICANT: Chandler at Memorial Holdings, LLC

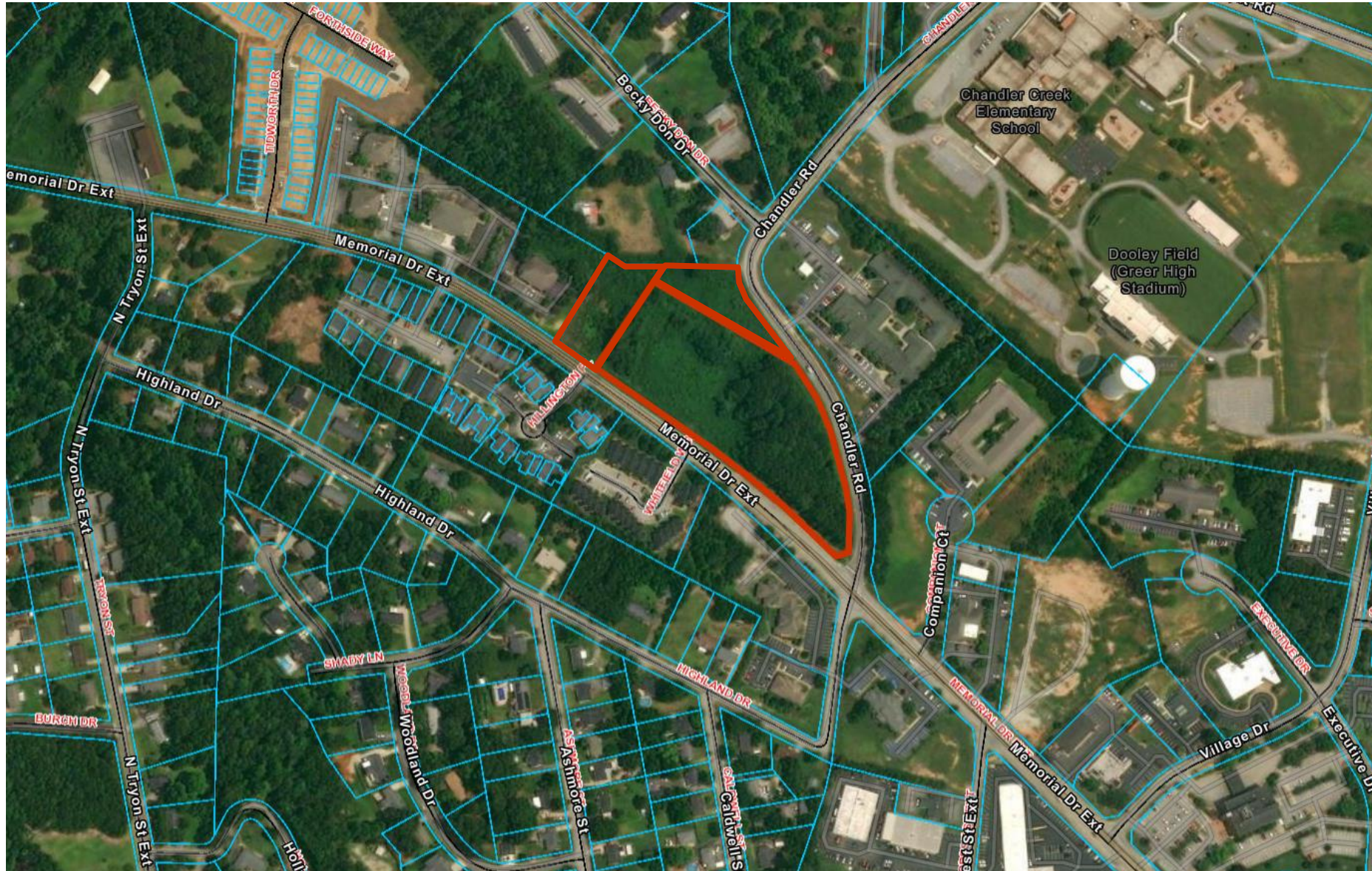
ADDRESS: Chandler Rd & Memorial Dr. Ext.

PARCEL ID NUMBER: G019000102201, G019000102103
and G019000102104

REQUEST: Special Exception to allow for an
apartment complex

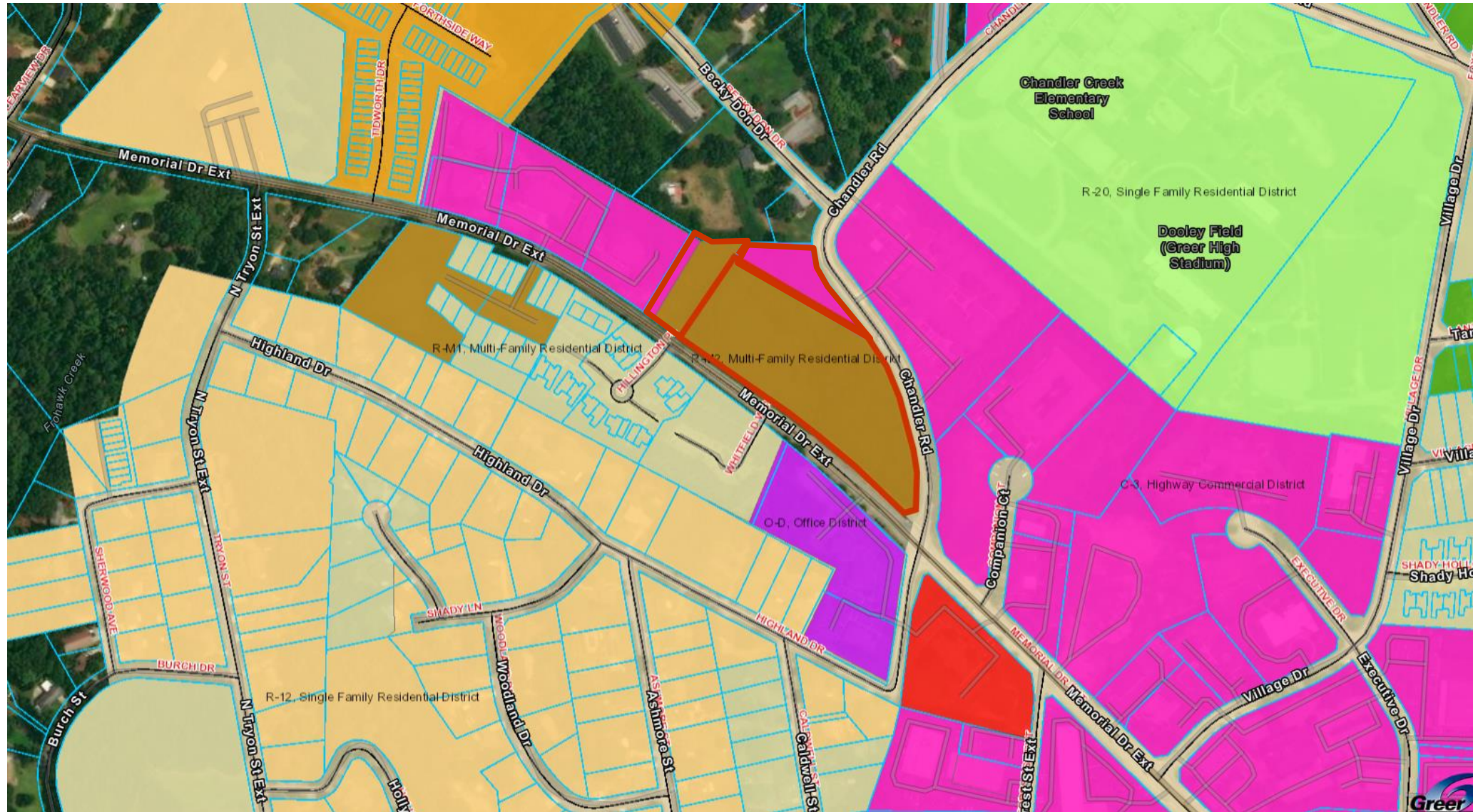
BZASE 22-04

Aerial Map



BZASE 22-04

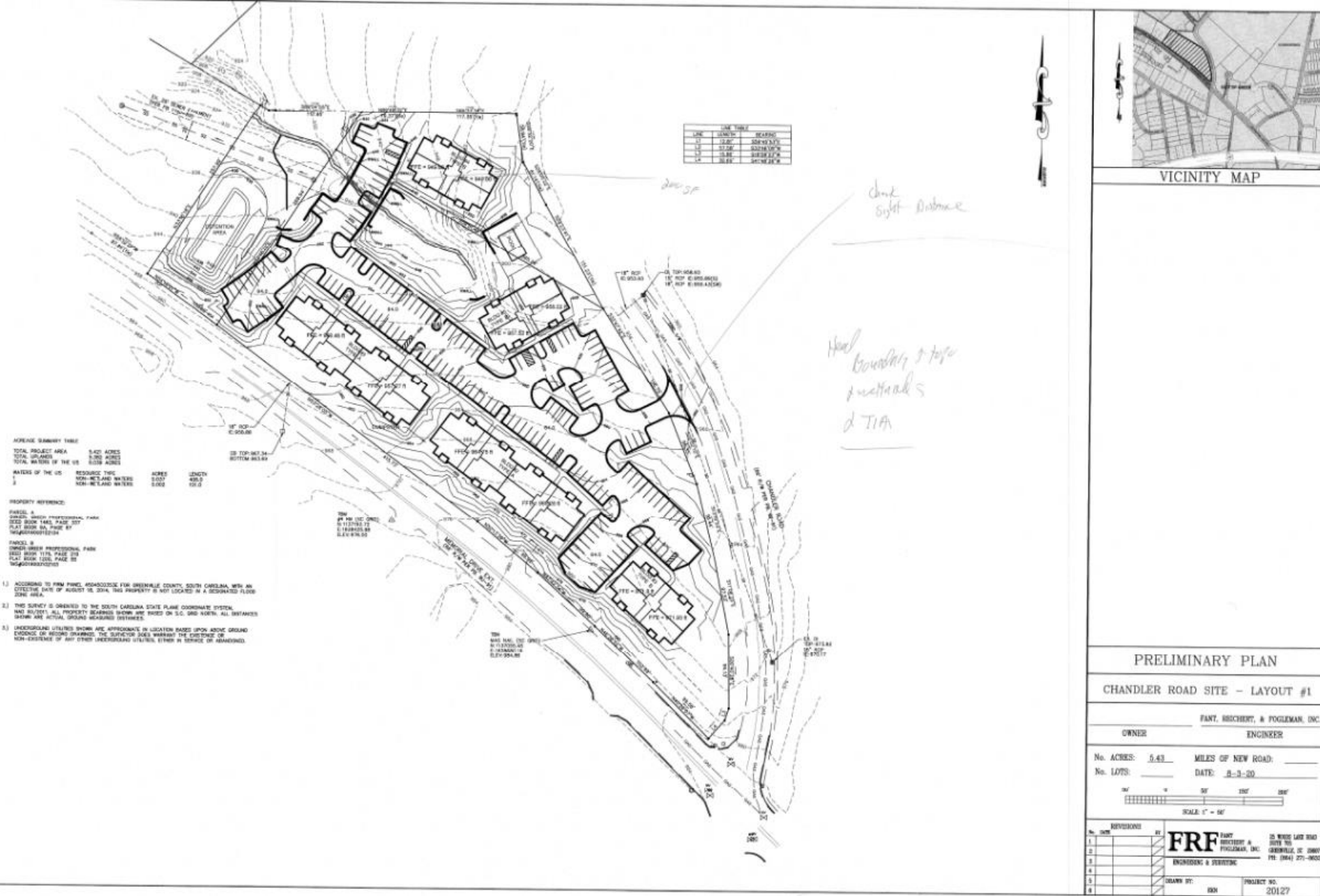
Zoning Map



BZASE 22-04



BZASE 22-04





Greer

City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: A.



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BZASE22-04 Staff Report

ATTACHMENTS:

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▣ Staff Report	1/20/2023	Exhibit

ZONING REPORT
STAFF REPORT TO THE BOARD OF ZONING APPEALS
MONDAY, FEBRUARY 6, 2022

DOCKET: BZASE 22-04

APPLICANT: Chandler at Memorial Holdings

PROPERTY LOCATION: Chandler Rd.

TAX MAP NUMBER: G019000102201, G019000102103 and
G019000102104

REQUEST: Special Exception to allow an Apartment Complex in
RM-2, Multifamily Residential District

ANALYSIS: **BZASE 22-04**

BZASE 22-04 is a request for a Special Exception to allow for an apartment complex on Chandler Rd. which is zoned RM-2, Multifamily Residential District. The Zoning Ordinance Article 5:5.2 allows for this use by Special Exception.

When considering a Special Exception, the Board should consider the following:

- 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.

The property is appropriately zoned and meets all provisions laid out in Article 7 Section 1; therefore staff supports the request.

STAFF RECOMMENDATION: Approval with conditions- landscape buffer along adjacent residential zoning (northern property line). See Article 6.9.11 of the Zoning Ordinance for standards.

Category Number: III.
Item Number: B.



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New Business Presentation

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City of Greer, SC

Board of Zoning Appeals

BZASE 22-04

DOCKET NUMBER: BZASE 22-00004

APPLICANT: Chandler at Memorial Holdings, LLC

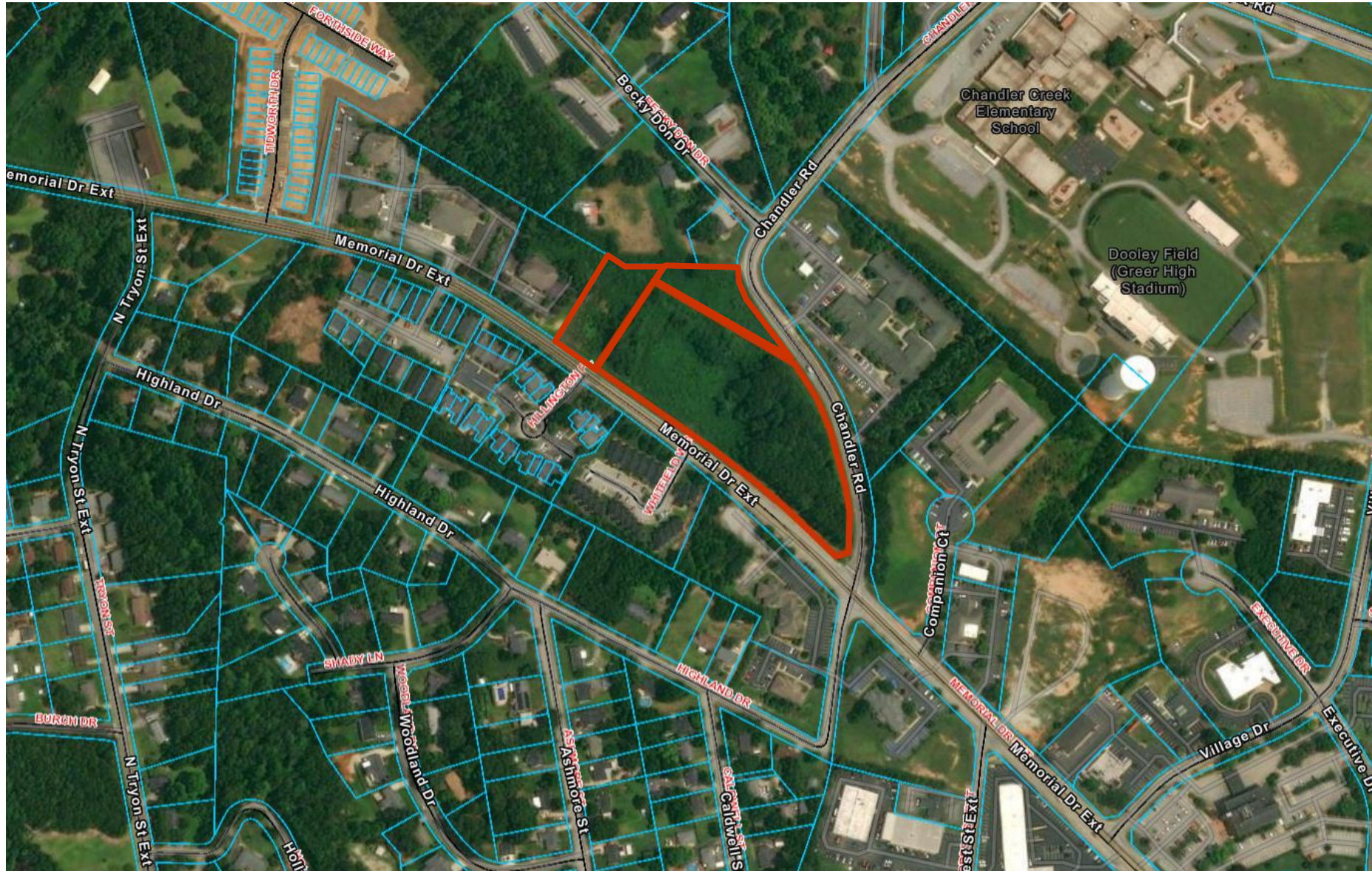
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REQUEST: Special Exception to allow for an
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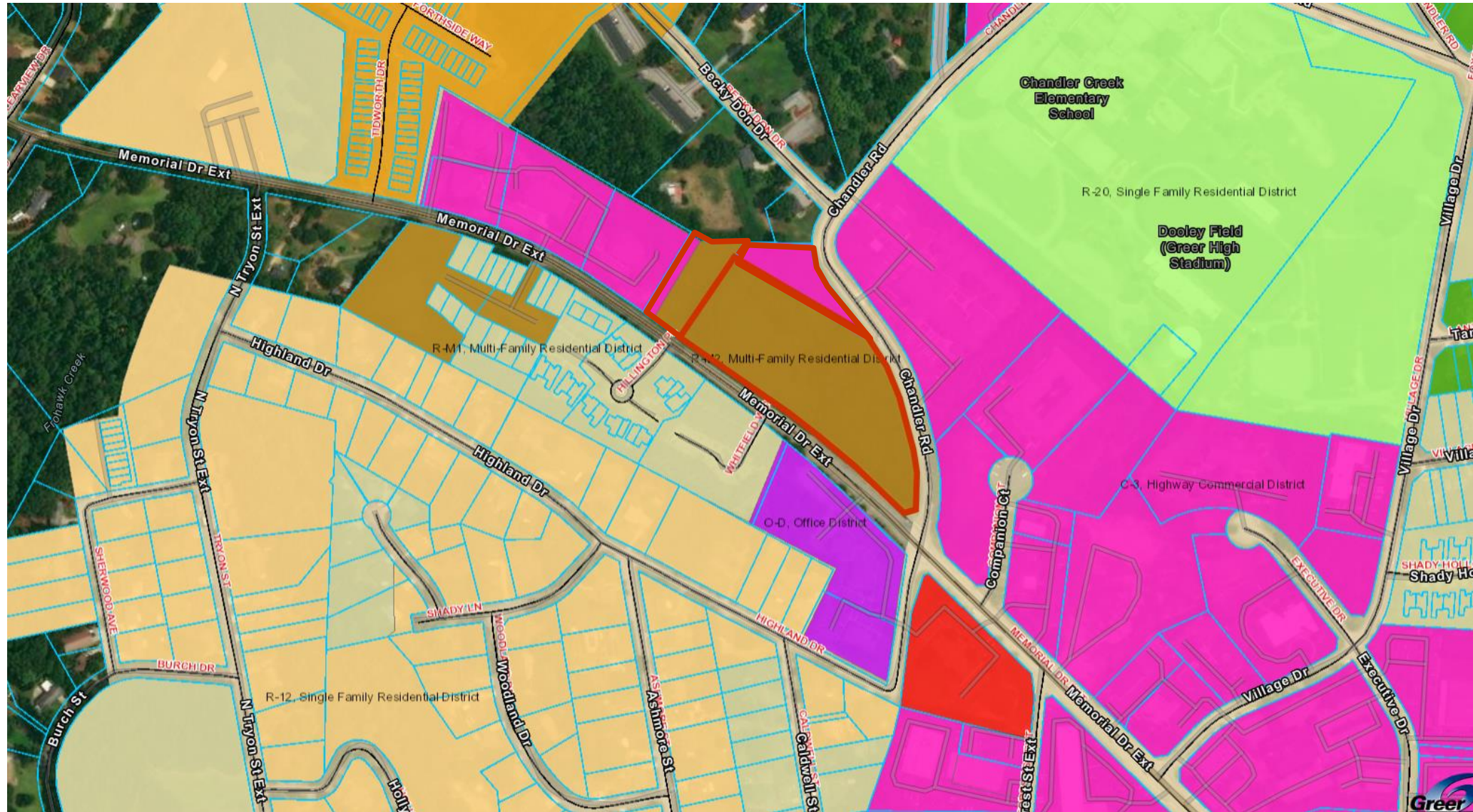
BZASE 22-04

Aerial Map



BZASE 22-04

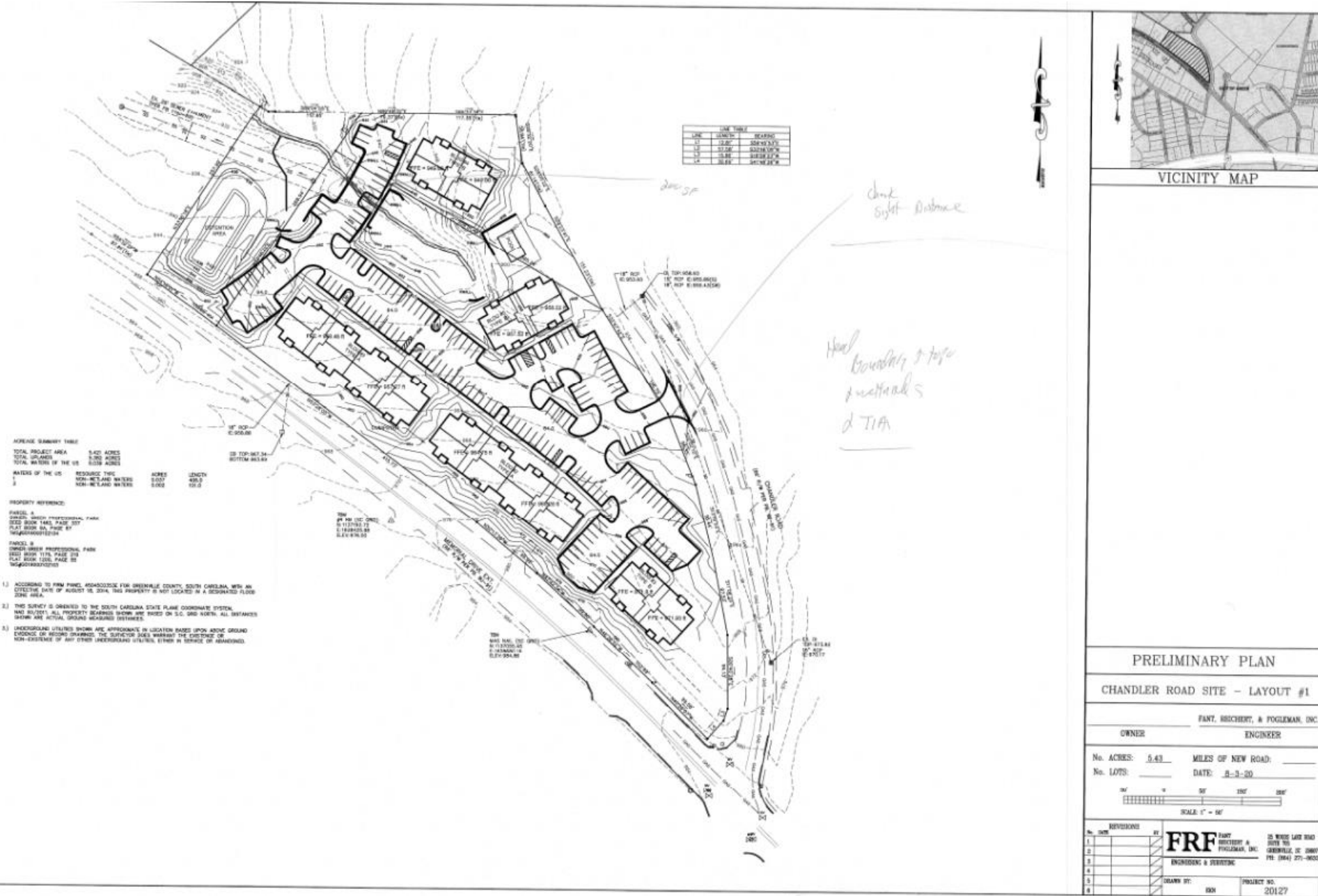
Zoning Map



BZASE 22-04



BZASE 22-04



BZASE 22-04

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STAFF RECOMMENDATION: Approval with conditions- landscape buffer along adjacent residential zoning (northern property line). See Article 6.9.11 of the Zoning Ordinance for standards.



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Category Number: IV.
Item Number: A.



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Planning Report