



**AGENDA**  
**BOARD OF ZONING APPEALS**  
Greer City Hall, 301 E. Poinsett St., Greer, SC 29651  
February 3, 2025 @ 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, activity or public meeting of the City of Greer should contact Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

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**I. ADVISORY MEETING**

- A. November 2023 Minutes

**II. ELECTION OF OFFICER**

**III. PUBLIC HEARING**

- A. Public Hearing Presentation

**IV. NEW BUSINESS**

- A. BZASE24-01
- B. New Business Presentation
- C. Staff Report

**V. OTHER BUSINESS**

- A. Planning and Zoning Staff Report

**VI. ADJOURN**

**Category Number: I.**  
**Item Number: A.**



**AGENDA**  
**BOARD OF ZONING APPEALS**  
2/3/2025

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November 2023 Minutes

**ATTACHMENTS:**

**Description**

**Upload Date**

**Type**

**Category Number: II.**  
**Item Number: A.**



**AGENDA**  
**BOARD OF ZONING APPEALS**  
2/3/2025

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**Public Hearing Presentation**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Public Hearing Presentation	1/22/2025	Cover Memo



Board of Zoning Appeals

Public Hearing Presentation

February 3, 2025

# BZASE 24-01

DOCKET NUMBER: BZASE 24-00001  
APPLICANT: Dustin Kinnunen  
ADDRESS: 647 Blackwell Rd.  
PARCEL ID NUMBER: 5-13-00-005.00  
REQUEST: Special Exception to allow for townhomes  
in Suburban Neighborhood (SN) zoning district



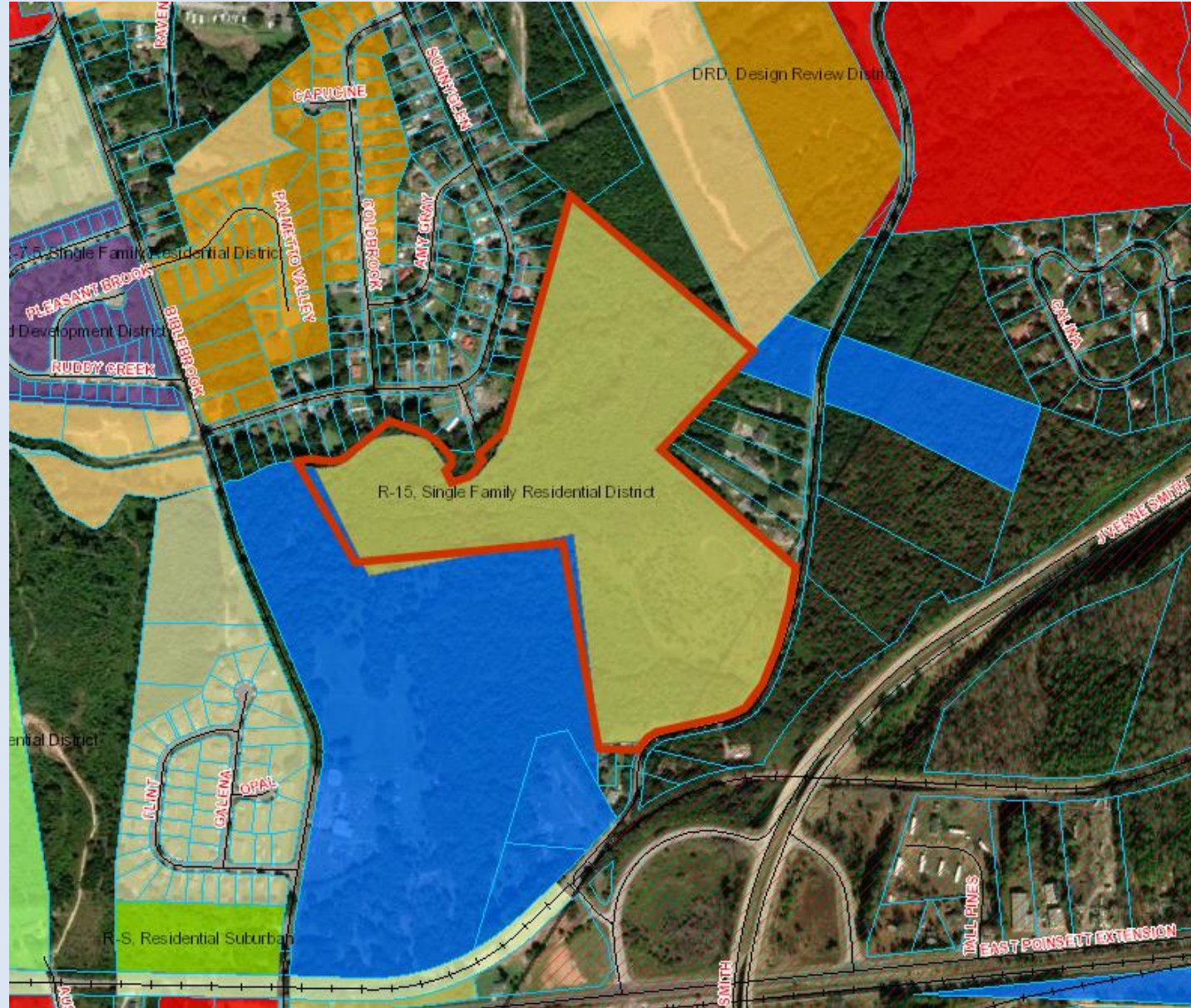
# BZASE 24-01

Aerial Map



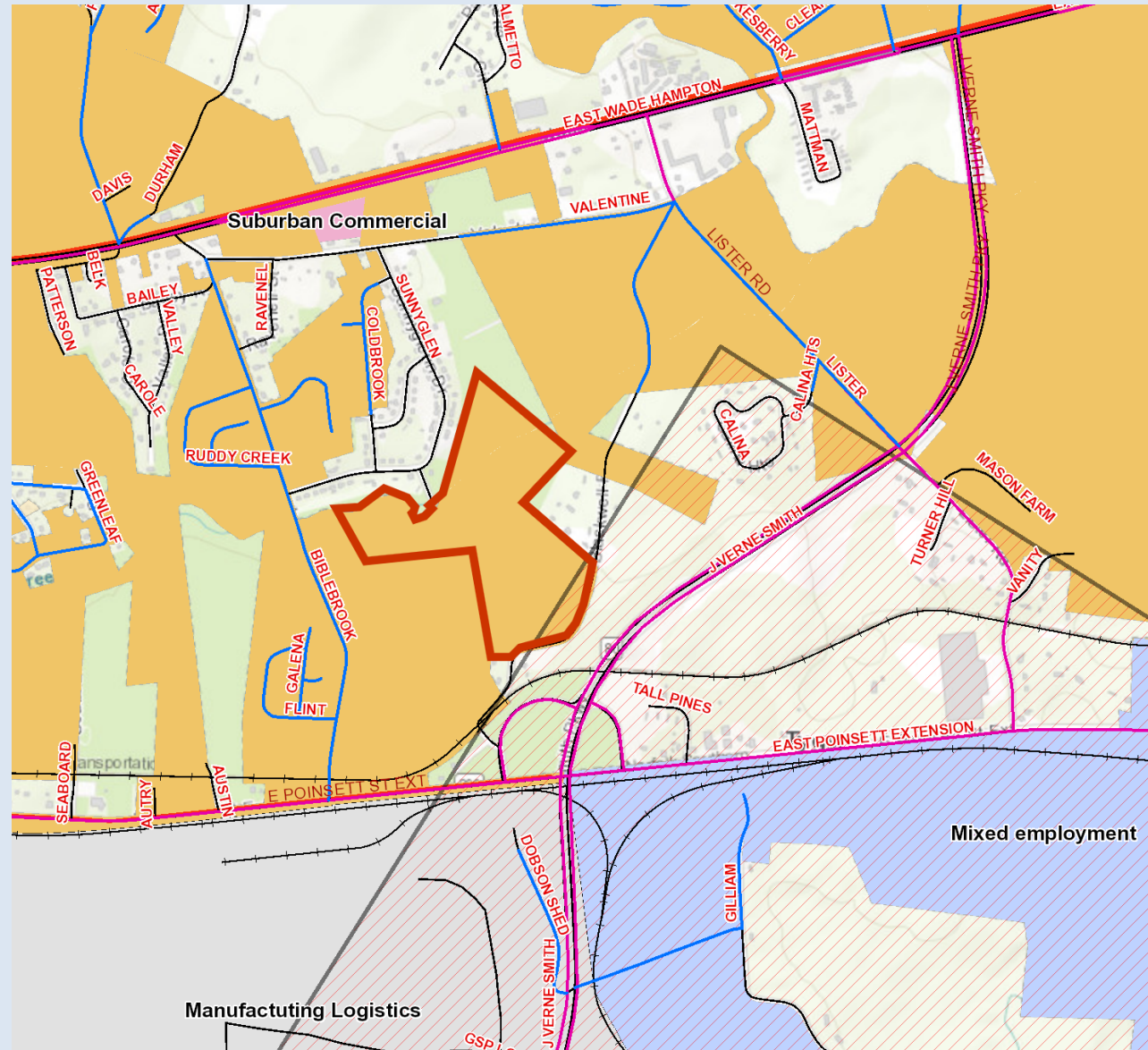
# BZASE 24-01

## Zoning Map



# BZASE 24-01

## Future Land Use Map

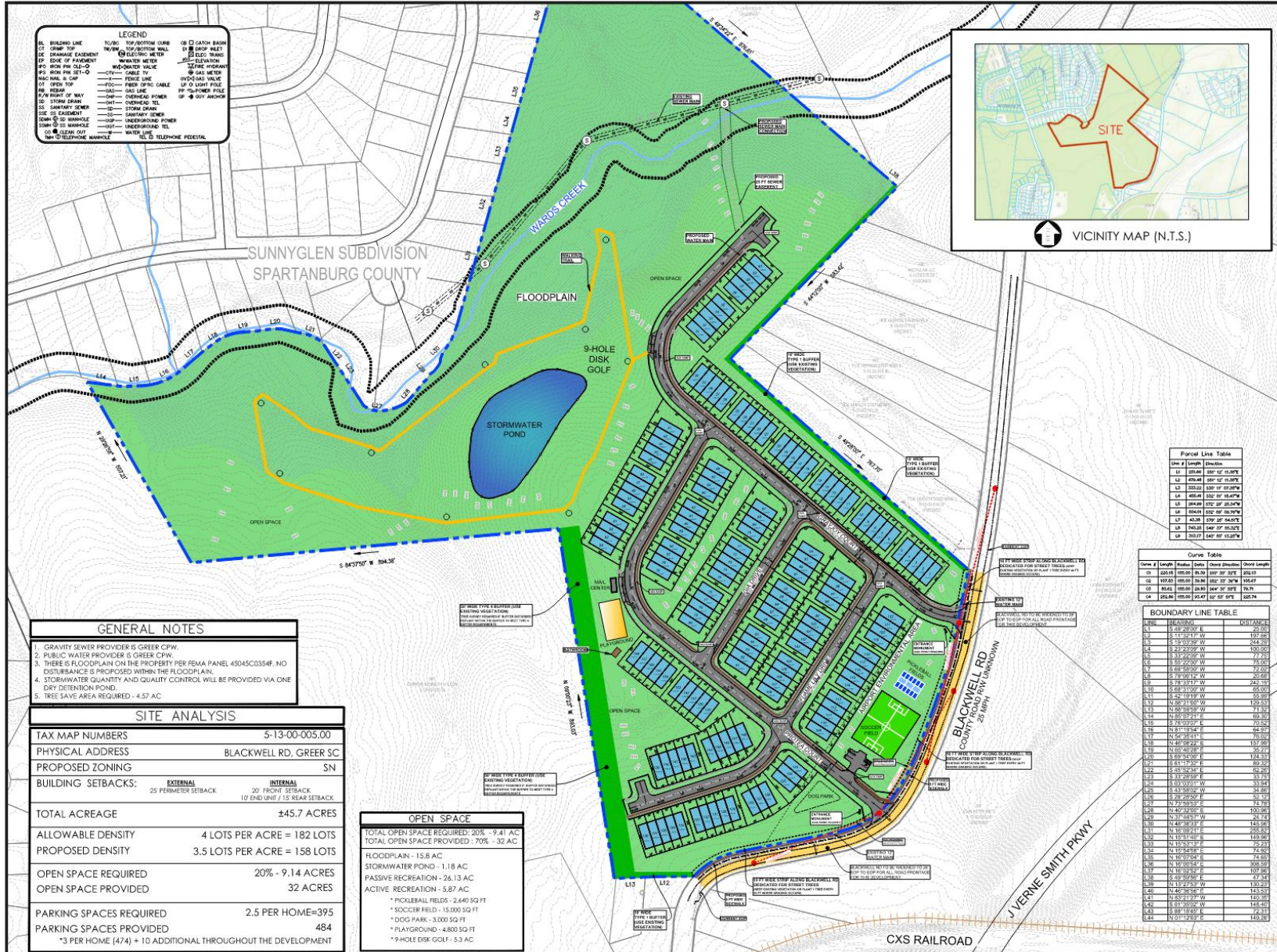




# BZASE 24-01



# BZASE 24-01



**CivilSD**  
Site Development Engineering

935 Tanner Road  
Greenville, South Carolina 29607  
864.572.9662  
Jmcc@CivilSD.com  
CivilSD.com

Cell engineering Land planning Landscape architecture

Client

Revisions

No.	Description	Date

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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE



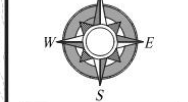
Project Title  
**Ashley Gardens**

Project Location  
Blackwell Rd  
Greer, SC

Project No.  
Date: 12/20/24

Dwg: 2403 - PRELIM PLAT.dwg

Scale 1" = 100'



Sheet Title  
**Preliminary Plat**

Sheet Number  
**1**





Board of Zoning Appeals

Public Hearing Presentation

February 3, 2025

Category Number: III.  
Item Number: A.



**AGENDA**  
**BOARD OF ZONING APPEALS**  
2/3/2025

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**BZASE24-01**

**ATTACHMENTS:**

**Description**

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**Type**

Category Number: III.  
Item Number: B.



**AGENDA**  
**BOARD OF ZONING APPEALS**  
2/3/2025

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**New Business Presentation**

**ATTACHMENTS:**

**Description**

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**Type**

Category Number: III.  
Item Number: C.



**AGENDA**  
**BOARD OF ZONING APPEALS**  
2/3/2025

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Staff Report

**ATTACHMENTS:**

**Description**

**Upload Date**

**Type**

**Category Number: IV.**  
**Item Number: A.**



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**BOARD OF ZONING APPEALS**  
2/3/2025

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**Planning and Zoning Staff Report**