



AGENDA
BOARD OF ZONING APPEALS
City Hall, 301 E. Poinsett St., Greer, SC 29651
May 12, 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.

I. ADVISORY MEETING

- A. February 2025 Minutes

II. ELECTION OF OFFICER

III. PUBLIC HEARING

- A. Public Hearing Presentation

IV. NEW BUSINESS

- A. New Business Presentation
- B. BZASE 25-01
- C. Staff Report

V. OTHER BUSINESS

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
5/12/2025

February 2025 Minutes

ATTACHMENTS:

Description

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Type



AGENDA
BOARD OF ZONING APPEALS
5/12/2025

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
📎 Public Hearing Presentation	5/1/2025	Cover Memo



Board of Zoning Appeals

Public Hearing Presentation

May 12, 2025

BZASE 25-01

DOCKET NUMBER: BZASE 25-00001

APPLICANT: Hellman Yates

ADDRESS: 3000 E. Gap Creek Road

PARCEL ID NUMBER: 0536010104400

REQUEST: Special Exception to allow for a
communications tower in Rural Residential
zoning district.

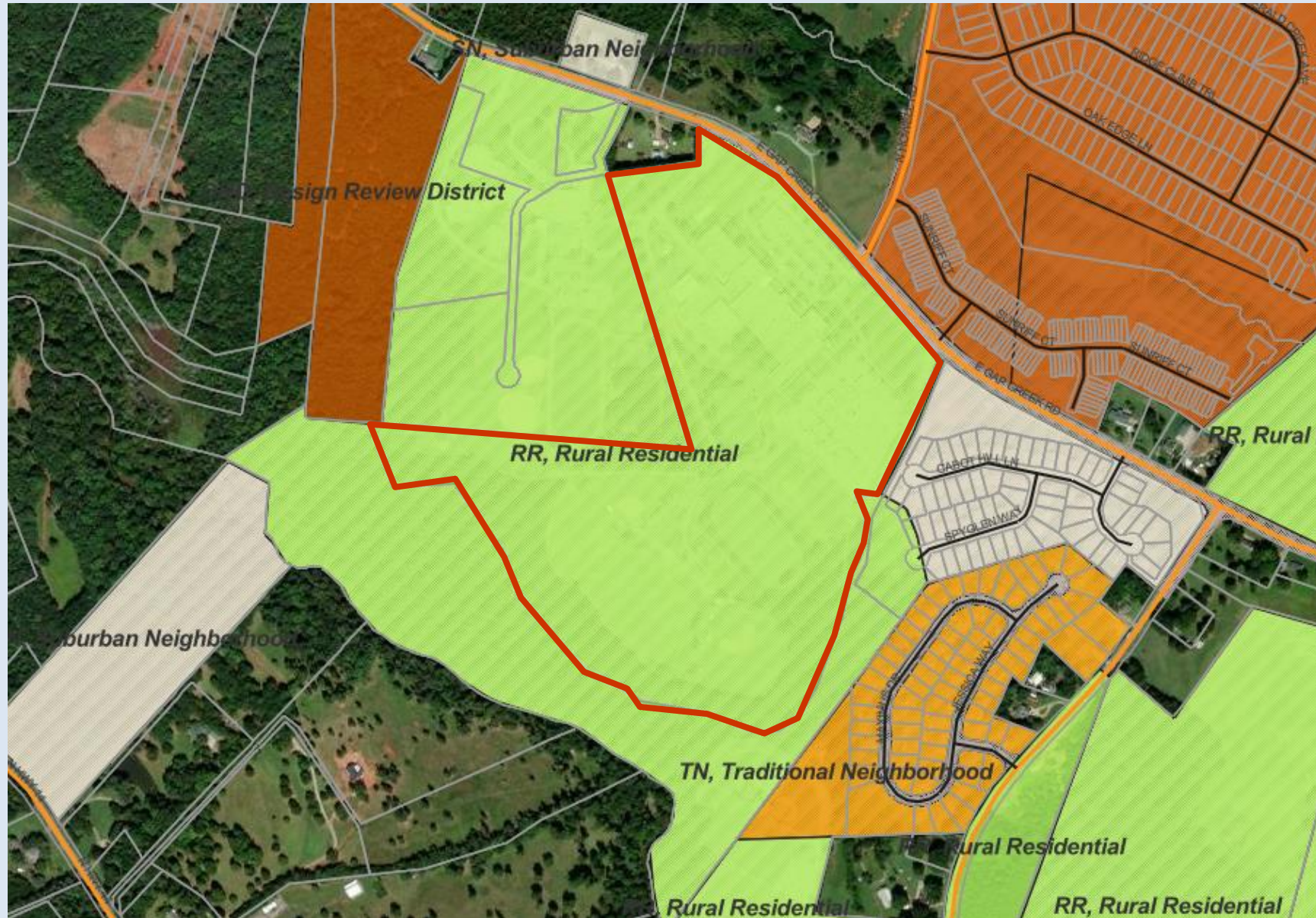
BZASE 25-01

Aerial Map



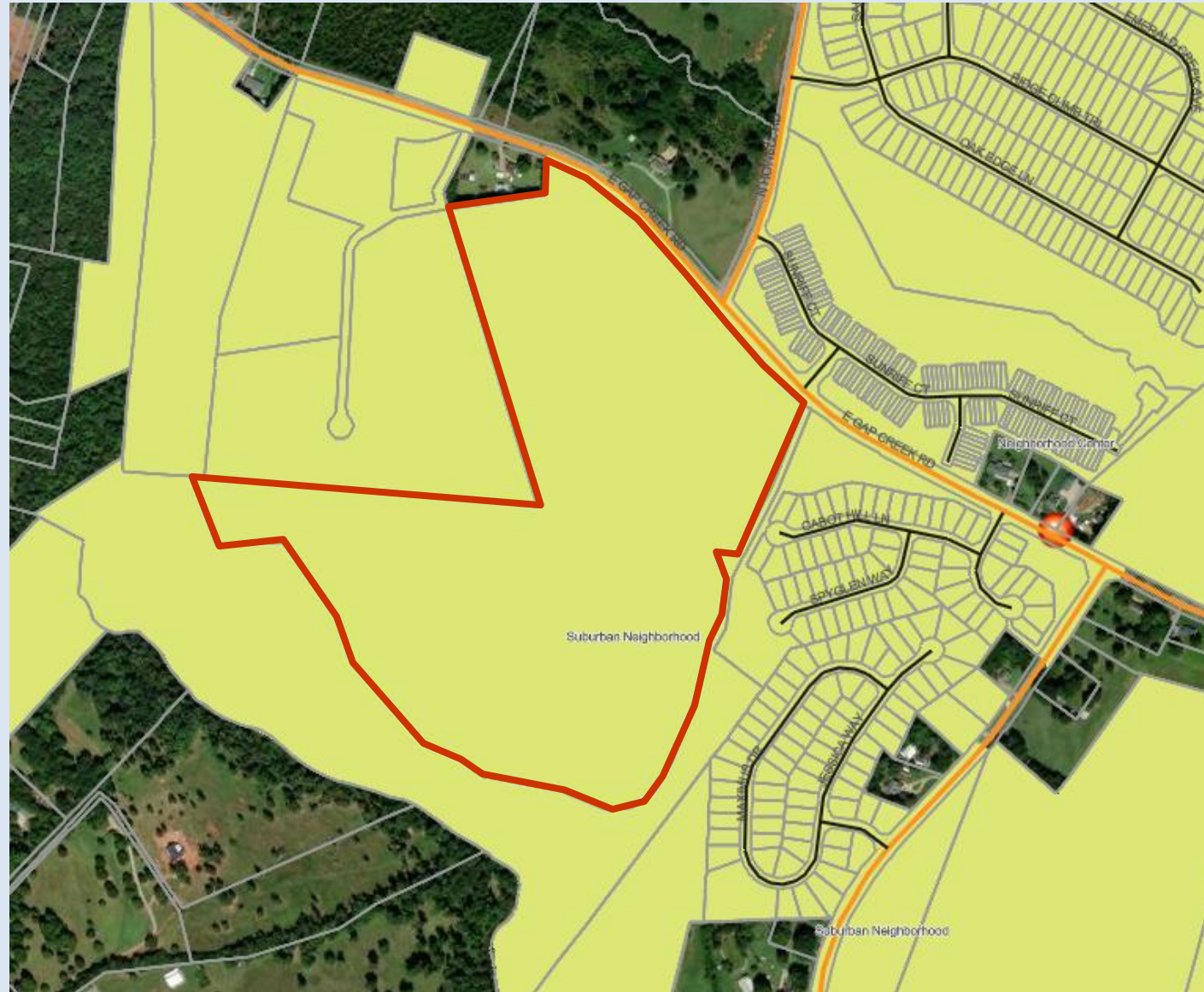
BZASE 25-01

Zoning Map

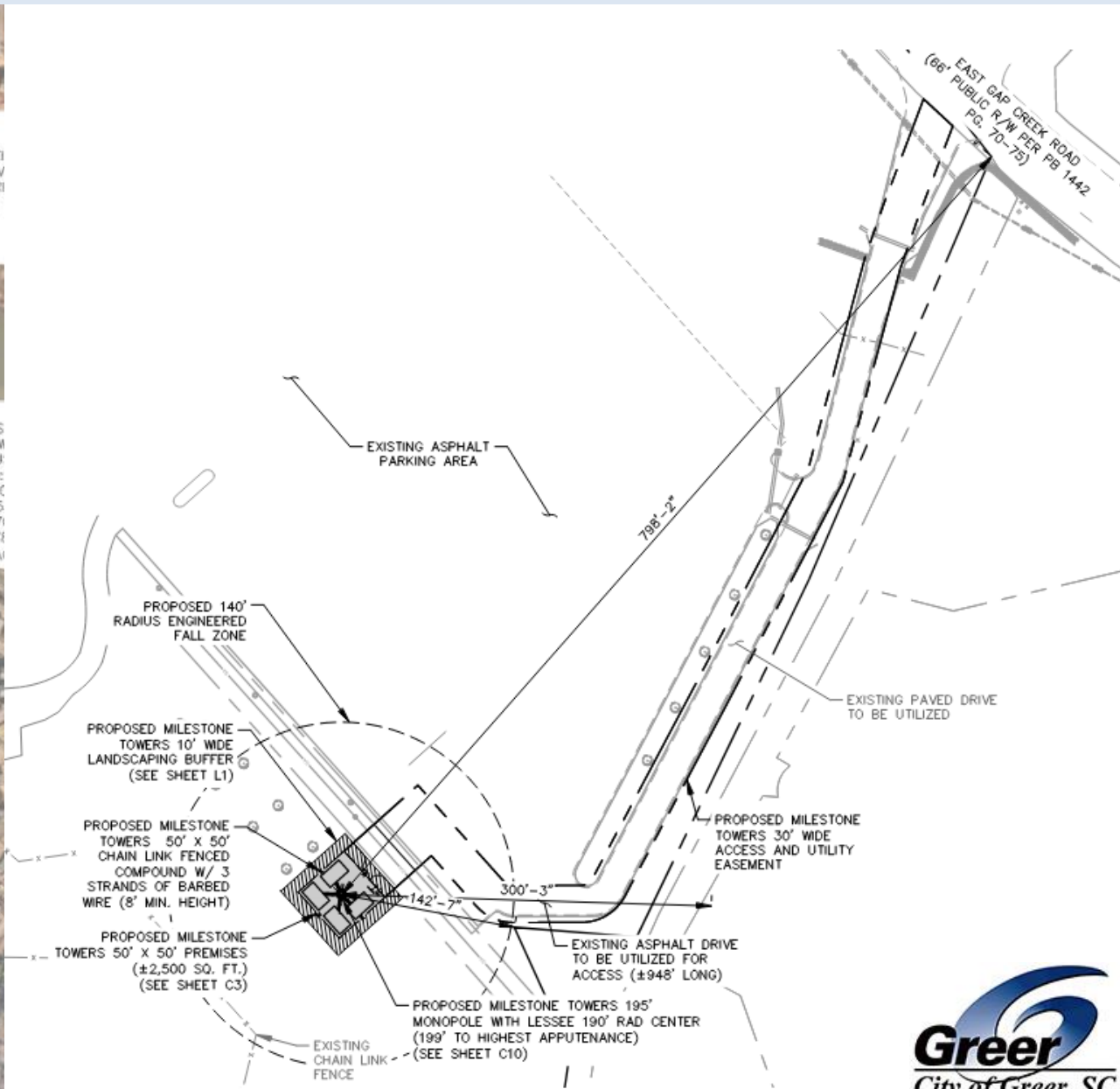
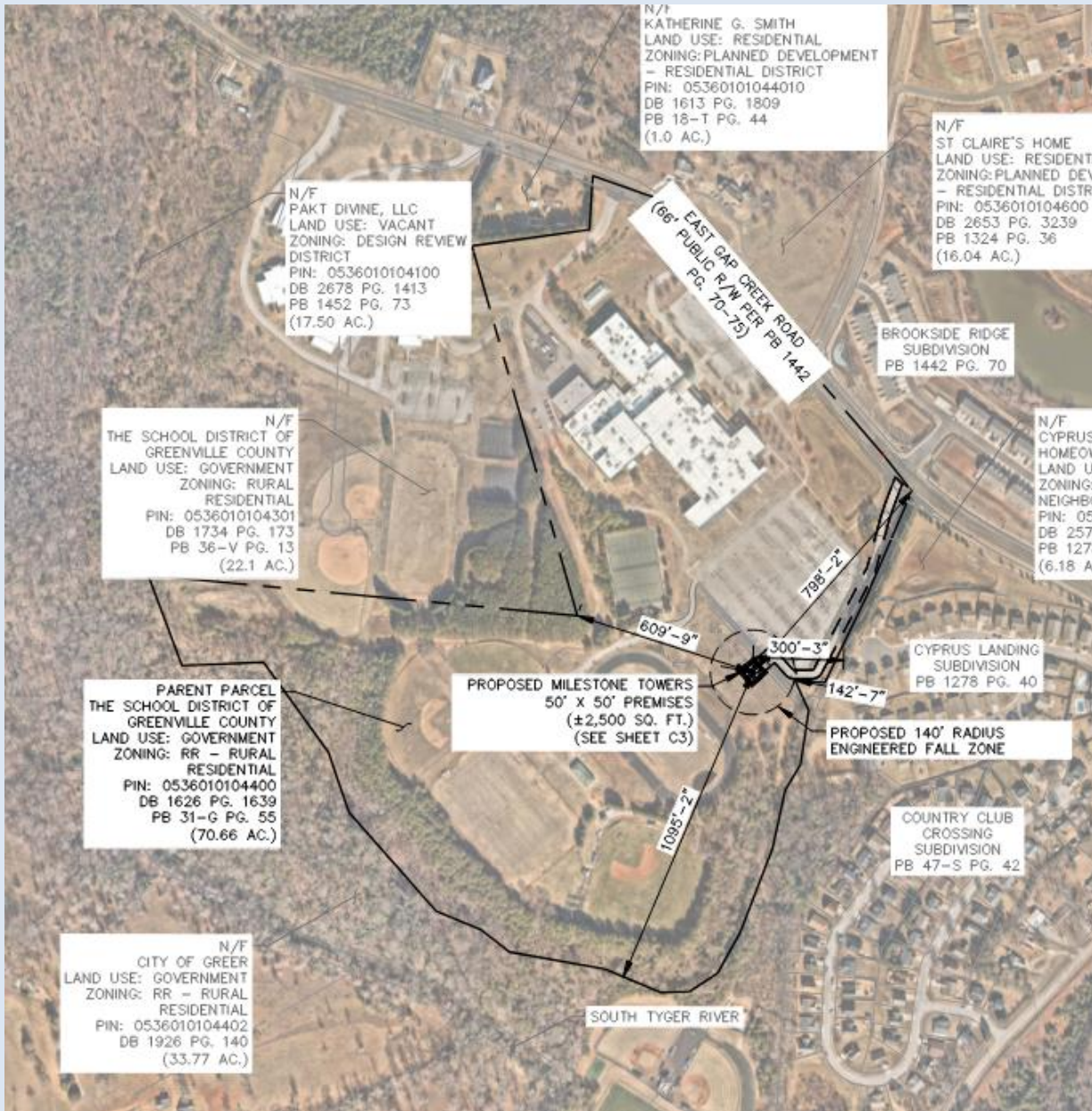


BZASE 25-01

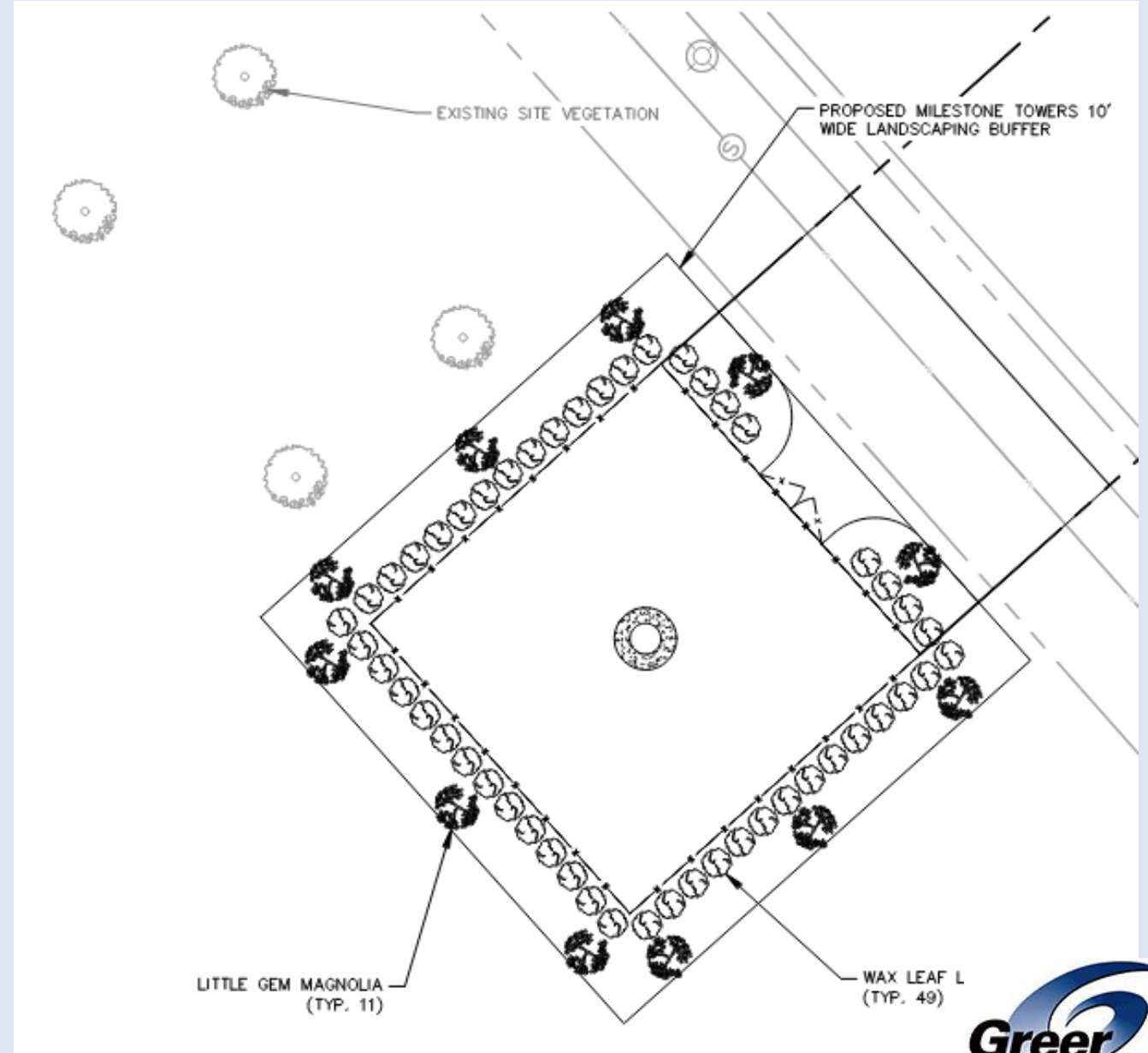
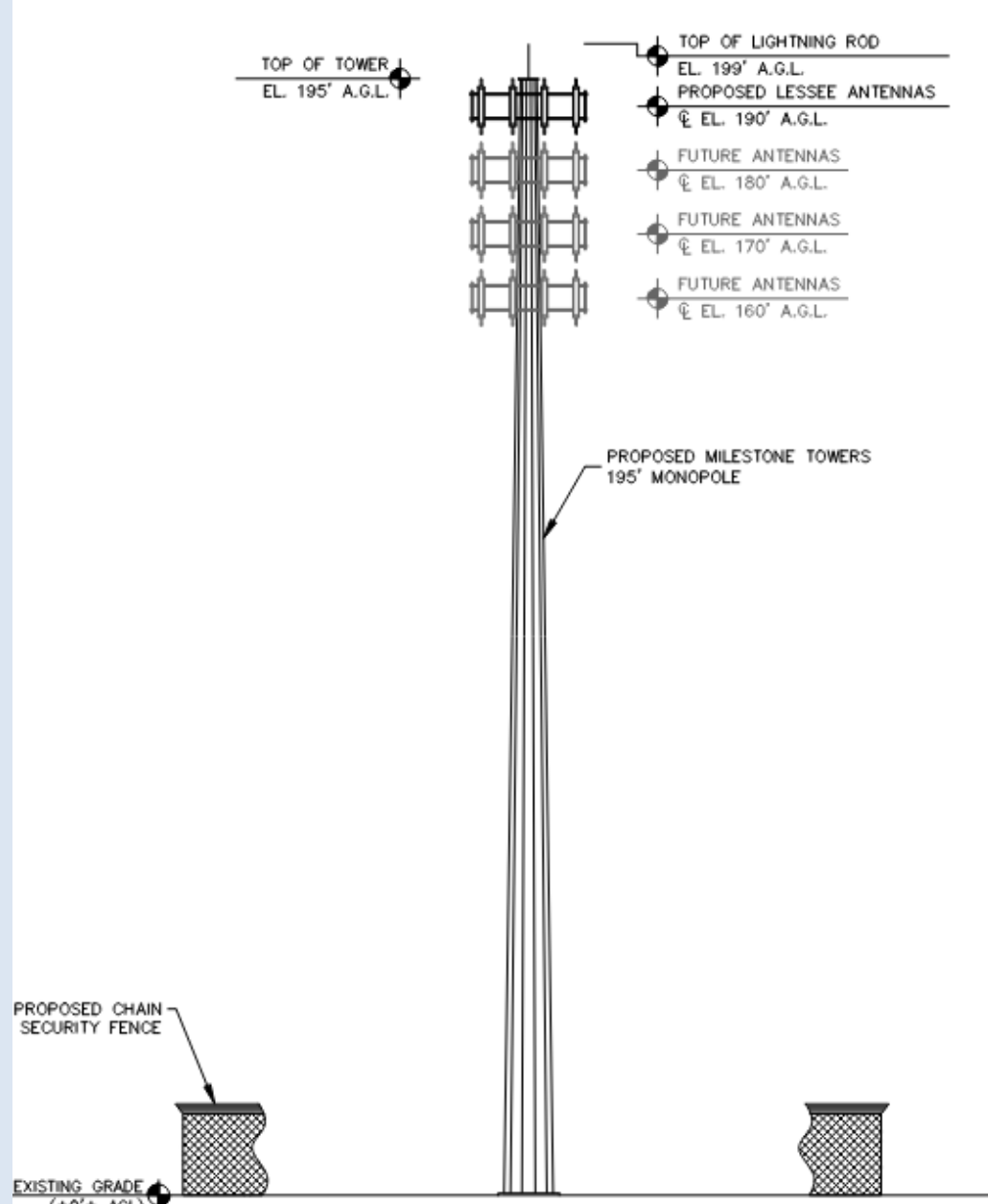
Future Land Use Map



BZASE 25-01



BZASE 25-01



BZASE 25-01

UDO Sec. 4.2 Principal Use Table allows for Communications Towers in any zoning district with a special exception.

Project must meet standards of UDO Sec. 5.9 Communication/Cell Towers:

UDO Sec 5.9 Standards	Greer High Tower
Max height permitted 300 ft	Max height is 199'
No closer than 2'500 ft (0.47 mi) to another existing or approved tower	Nearest tower is 7,233 ft (1.37 mi) away
Landscaping required for screening	Row of evergreen shrubs and 8 evergreen trees
8 ft high fence around tower	8 ft chain link fence with barbed wire anti-climbing device



Board of Zoning Appeals

Public Hearing Presentation

May 12, 2025

Category Number: III.
Item Number: A.



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New Business Presentation

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Category Number: III.
Item Number: B.



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BZASE 25-01

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Category Number: III.
Item Number: C.



AGENDA
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Staff Report

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