



AGENDA
Greer Board of Zoning Appeals

December 1, 2025
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

5:30 PM
Regular Meeting

Call to Order & Establishment of Quorum

Approval of Minutes

1. September 2025 BZA Meeting Minutes

Swearing-in of Witnesses

Case Hearing

1. BZAA 25-01
2. BZASE 25-04
3. BZAV 25-02

Approval of Findings of Fact/Written Orders

Staff Updates

Adjournment

Notice under Language Access

Persons requiring language assistance to effectively participate in this event may contact the Planning and Development Department at 864.801.2009, or by email at planning@cityofgreersc.gov, to request interpretation and/or translation services as soon as possible, but no later than three business days before the event or deadline date. Additional information on language access and meaningful access to government services may be found under Title VI of the Civil Rights Act.

Aviso sobre Acceso al Idioma

Las personas que necesiten asistencia con el idioma para participar eficazmente en este evento pueden comunicarse con el Departamento de Planificación y Desarrollo al 864.801.2009 o por correo electrónico a planning@cityofgreersc.gov para solicitar servicios de interpretación o traducción lo antes posible, a más tardar tres días hábiles

antes del evento o de la fecha límite. Puede encontrar información adicional sobre acceso al idioma y acceso significativo a los servicios gubernamentales en el Título VI de la Ley de Derechos Civiles.

Notice Under the Americans with Disabilities Act

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.

Aviso según la Ley de Estadounidenses con Discapacidades

Cualquier persona que requiera ayuda o servicio auxiliar para una comunicación efectiva o una modificación de políticas o procedimientos para participar en un programa, servicio, actividad o reunión pública de la Ciudad de Greer debe comunicarse con Keith Choate, Coordinador de ADA al (864) 848-5386 lo antes posible, pero no más tarde de 48 horas antes del evento programado.



City of Greer
Board of Zoning Appeals Minutes
September 8, 2025

Members Present: Mike Norris, Chair
Steve Griffin
Nick Uva
Emily Tsesmeloglou

Member(s) Absent: Monica Ragin Hughey, Vice-Chair
Jerimiah Mckie
William Crosby

Staff Present: Ashley Kaade, Planning Manager
Heather Stahl, Planner II
Andy Boyles, Planner

I. Call to Order

Mr. Griffin (who had agreed to lead the meeting because no Chair had yet been selected and the Vice-Chair was absent) called the meeting to order at 5:30pm and read the opening remarks.

II. Minutes of Board of Zoning Appeals Meeting

ACTION – Mr. Norris made a motion to approve the minutes from the May 12, 2025 Board of Zoning Appeals meeting. Mr. Uva seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

III. Election of Officers

A. Chair

Mr. Griffin explained that Mr. Crosby, the Chair that had been elected in abstentia at the last Board of Zoning Appeals meeting, did not wish to serve as Chair and that they would have to revisit the election. He asked if any members of the Board wished to serve as Chair. Mr. Norris volunteered.

ACTION – Mr. Griffin asked if there were anyone opposed to Mr. Norris' election as Chair. Nobody opposed. The motion carried with a vote of 4 to 0. The motion passed.

IV. Public Hearing

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

A. BZASE 25-02

Mr. Griffin opened the public hearing for BZASE 25-02.

Ms. Stahl gave the basic information for the request.

Mr. Griffin asked if there was anyone who would like to speak in the public hearing. Nobody came forward.

Mr. Griffin closed the public hearing for BZASE 25-02.

B. BZASE 25-03

Mr. Griffin opened the public hearing for BZASE 25-03.

Ms. Stahl gave the basic information for the request.

Mr. Griffin asked if anyone would like to speak in the public hearing. Nobody came forward.

Mr. Griffin closed the public hearing for BZASE 25-03.

V. New Business

A. BZASE 25-02

Mr. Griffin opened a business meeting for BZASE 25-02.

Ms. Stahl presented the details of the analysis with a recommendation of approval for BZASE 25-02.

Mr. Norris asked about the difference between a flex facility and a standard commercial facility. Ms. Stahl explained that flex facilities often have other uses beyond retail, such as warehousing and offices.

Mr. Griffin asked about the nature of the actual use. Chris Conwell, a representative of the business, came forward to explain. He said that the business catered to residential audio & visual (AV) uses and would contain warehousing, offices, and a showroom.

Mr. Griffin asked if this request was somehow related to the other request on the meeting's agenda (BZASE 25-03). Ms. Stahl said that they were not.

Mr. Griffin asked about the powerline at the rear of the building, inquiring as to how far the building would be from the rear of the property. Zedekiah Heydenberg, the project engineer, came forward and explained that there is a 68' Duke Power right-of-way to the rear of the property and that the site would be designed accordingly, with city staff determining buffer requirements.

Mr. Griffin asked about the stormwater pond and customer access, and Mr. Heydenberg provided additional information.

Mr. Uva expressed concerns that the AV business would be very loud and be a nuisance to the adjacent residential areas. He asked the applicant if they anticipated playing very loud music. Mr. Conwell said that he did not anticipate many instances of high volume music.

Mr. Griffin asked if anyone had any further questions for the applicant or city staff. Hearing none, he called for motions.

ACTION – Mr. Uva made a motion to approve BZASE 25-02. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

B. BZASE 25-03

Mr. Griffin introduced the new business meeting for BZASE 25-03.

Ms. Stahl presented the details of the analysis with a recommendation of approval for BZASE 25-03.

Mr. Griffin called the applicant forward.

The applicant, Joey Boone, came forward.

Mr. Griffin asked where exactly this site is. Ms. Stahl and Ms. Kaade explained.

Mr. Griffin asked about the surrounding land uses, including the subdivision behind the site. Ms. Kaade explained that that subdivision was in Greenville County and that the site would be required to install a Type 3 buffer along the boundary with any adjacent residential uses.

Mr. Norris asked about the entry to the property – whether it would be from Brushy Creek Rd. or elsewhere. Ms. Stahl said it would likely be off Brushy Creek.

Mr. Griffin asked about the renderings Mr. Boone had provided in support of his case, inquiring as to whether the planned buildings would look very similar to those shown in the renderings of past projects. Mr. Boone said it would, but that this development would likely be only one story, rather than the two-story buildings shown in the renderings.

Mr. Uva asked about lighting, wondering if the Type 3 buffer along the boundaries with the residential uses would be enough to block the extra light put out by the self-storage facility. Mr. Boone said that they did not anticipate having super bright lighting, and that the lighting they did have would be lower to the ground (and therefore less likely to glare into adjacent properties). Ms. Stahl added that the UDO does have lighting regulations limiting the lighting levels at property lines and that this development would be subject to these regulations.

Mr. Griffin asked about the number of units in this self-storage facility. Mr. Boone replied by saying they didn't have concrete plans at this point, but that they were planning on having a 90,000 square foot facility that might translate to 600-700 storage units.

Mr. Griffin noted that there was another self-storage facility just down Brushy Creek Road. The applicant said that his company was aware.

ACTION – Mr. Uva made a motion to approve BZASE 25-03. Ms. Tsesmeloglou seconded the motion. The motion carried with a vote of 4-0. The motion passed.

VI. Other Business

A. Planning and Zoning Staff Report

Mr. Griffin asked if city staff had anything to report. Ms. Kaade informed the Board that the UDO is being amended to provide more language on special exceptions.

Mr. Norris asked if he would be leading the next meeting since he had been elected Chair. Ms. Kaade said yes.

Mr. Griffin asked for a new access card to the building/chambers.

Mr. Uva asked about the Future Land Use (FLU) Map, asking what role that ought to play in the Board's decision making. Ms. Kaade explained that the FLU Map was intended to be more of a guiding document for broad swaths of the city, particularly for cases involving rezonings and annexations. She explained that the current zoning is what is enforceable and therefore the primary concern, but that the FLU map was still an important document.

Mr. Norris asked about the UDO and why the Board had had fewer meetings since its adoption. Ms. Kaade responded by saying that the UDO did allow for more flexibility and that it allowed more uses by-right in certain zoning districts. Both factors could provide a partial account of the drop in Board of Zoning Appeals cases.

Mr. Griffin asked about Board training opportunities, and Ms. Kaade said that staff would send them some training opportunities for them to complete on their own time.

VIII. Adjourn

There being no other business, Mr. Norris made a motion to adjourn. The meeting adjourned at 6:04pm.

Appeal of Staff Decision

Case Number: BZAA 25-01

Applicant: Sandtario Horsey

Address: 205 Galena Ln

Parcel ID Numbers: 5-18-00-080.00

Existing Zoning: Medium Density Residential (MD)

Request: Appeal of Staff Decision – Home Occupation (HOC) violation



BZAA 25-01

Aerial Map



BZAA 25-01

Zoning Map



BZASE 25-02

Future Land Use Map



BZAA 25-01

Existing Conditions



BZAA 25-01

Home Occupation (HOC) Violation Letter



8/7/2025

HORSEY SANDTARIO D & LOWERY JESSICA A
205 GALENA LN
GREER SC 29651

VIOLATION LETTER

RE: 205 GALENA LN
Case: CE25-00779
Violation: ZONING VIOLATIONS

Dear Owner and/or Occupant,

Please be advised that the conditions described below have been found to constitute a violation as defined by the Unified Development Ordinance adopted and amended by the City of Greer. You have **Ten (10) days** from the date of this letter to correct the following.

Home occupations are permitted for all residential uses only as an accessory use to a residential principal use and shall comply with the following regulations:

1. No person other than a resident of the dwelling shall be engaged in such occupation.
2. No more than twenty-five (25) percent of the total actual floor area of the dwelling or 500 square feet, whichever is less, shall be used in the conduct of the home occupation.
3. No outdoor sales or storage nor commercial vehicles shall be permitted in connection with the home occupation.
4. The exterior appearance and overall use of the dwelling shall not be altered to cause the premises to differ from its residential character.
5. The home occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
6. No home occupation shall involve the use of electrical or mechanical equipment that would change the fire rating of the structure in which the home occupation is conducted.
7. Appointments must be staggered so that there is no more appointment than one at a time.
8. No customers, clients, or patrons other than the residents of the household may be on the premises in connection with the home occupation before 7:00 AM or after 9:00 PM.
9. Permitted home occupations include businesses conducted exclusively by phone or computer, internet-based sales, personal services such as instruction, home-based food productions that does not require commercial equipment.
10. Additionally, home occupations that meet the standards of this section but are not listed within this section may be approved by the Director or designee.
11. Prohibited Uses include landscaping, automotive repair, and contractors business or cleaning services, other than office uses.
12. Violation of this subsection may result in the revocation of the home occupation as determined by the Director or designee.

All vehicles associated with the home occupation (dealership) must be removed from the property or re-licensed to a private individual not connected to the business. Vehicles cannot be stored, displayed, or used in connection with any commercial activity at this residential location.

FAILURE TO COMPLY

Failure to comply with these requirements shall result in the City of Greer taking lawful measures to compel your compliance, including, but not limited to criminal prosecution. Each day of a continuing violation shall be deemed a separate offense, each punishable upon conviction by a fine of up to one hundred dollars (\$100.00) and/or imprisonment of up to thirty (30) days.

RIGHT TO APPEAL

You may appeal this decision with the City of Greer Board of Adjustments and Appeals within Twenty (20) days of the date of this letter. Please submit the following in writing to 301 E. Poinsett Street, Greer, SC 29651.

1. The identity of the building and/or property by street address or legal description.
2. Your legal interest.
3. The specific order or section being appealed.
4. The issues on which you wish to be heard.
5. Your signature, mailing address, and a separate submission of a one hundred dollar (\$100.00) filing fee with the appeal.

YOUR FAILURE TO APPEAL IN THE TIME SPECIFIED WILL CONSTITUTE A WAIVER OF ALL RIGHTS TO AN ADMINISTRATIVE HEARING.

Should you have any questions please contact the Planning Department at (864)-801-2009.

Christian Capraun
PLANNING & DEVELOPMENT SERVICES
301 E POINSETT ST
GREER, SC 29651

BZAA 25-01

Appeal Letter

APPEAL TO CITY OF GREER BOARD OF ADJUSTMENTS AND APPEALS

Subject Property: 205 GALENA LN, GREER, SC
29651

Appellant's Legal Interest: Property Owner

The Order Being Appealed

Mr. Horsey (Appellant) is appealing an order/violation letter issued by the City of Greer alleging that he is in violation of section 4.7 of the Greer Unified Development Ordinance, which regulates Home Occupations. The letter is dated 8/7/2025 and is signed by Christian Capraun. The order instructs that, "All vehicles associated with the home occupation (dealership) must be removed from the property or re-licensed to a private individual not connected to the business. Vehicles cannot be stored, displayed, or used in connection with any commercial activity at this residential location."

The Issues on Which Appellant Wishes to be Heard

Appellant wishes to specifically be heard on the issue of whether the Subject Property is in violation subsection (A)(3) of section 4.7 of the Greer Unified Development Ordinance, as it is understanding that this is the specific subsection which he/the Subject Property is alleged to be in violation of. Moreover, Appellant wishes to be heard on the issue of whether he must comply with the command in the order to remove or relicense vehicles currently located on the Subject Property.

Subsection (A)(3) of 4.7 states that, "No outdoor sales or storage nor commercial vehicles shall be permitted in connection with the home occupation." This is the provision of the Greer Unified Development Ordinance that Appellant understands the Subject Property is believed to be in violation of. However, any perception that the Subject Property is in violation of this provision is based on a misunderstanding of the facts.

Appellant does not operate a home occupation, and as such, the vehicles located on the Subject Property are not associated with any home occupation. The order at issue refers to "the home occupation" and then places in parenthesis "dealership".

While it is true that Appellant has a dealership license that lists his home address on it, he does not operate his dealership at the Subject Property. Appellant stores all vehicles owned and sold

Some confusion may have been created by the fact that Appellant parks vehicles with dealership tags on them at the Subject Property. However, these vehicles are not dealership inventory and will not be sold at any point by the dealership. All cars located at the Subject Property, regardless of what tag they have, are used by Appellant solely for personal everyday use. Therefore, the vehicles located at the Subject Property are not "associated" with the dealership for purposes of operating the business. Further, even if the vehicles were associated with Appellant's dealership as inventory, (which they are not), the point would be moot, as Appellant does not operate a home occupation. As such, no vehicles located on the Subject Property are associated with any home occupation.

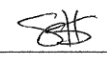
In sum, while Appellant operates a dealership, and maintains a dealership license listing the Subject Property on it, those facts are non-issues for the purposes of subsection (A)(3). This is because Appellant does not operate the dealership at the Subject Property, and no vehicles located at the Subject Property are associated with dealership as inventory. As such, Appellant does not operate a home occupation and the vehicles located on the Subject Property are not associated with any home occupation.

Consequently, it is Appellant's position that he is not in violation of subsection (A)(3), or any portion of section 4.7. Appellant further asserts that the order at issue was errantly issued against him, and that he is not required, nor can he, comply with the commands contained therein.

Appellant wishes and requests to be heard more fully regarding this issue at an administrative hearing.

Respectfully submitted,

Signature:



Mailing Address:

BZAA 25-01 – Staff Analysis

UDO Section 4.7.A.1 (page 155):

“1. No person other than a resident of the dwelling shall be engaged in such occupation. “

UDO Section 4.7.A.3 (page 155):

“3. No outdoor sales or storage nor commercial vehicles shall be permitted in connection with the home occupation.”

UDO Section 4.7.A.5 (page 155):

“5. The home occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.”

UDO Section 4.7.A.9 (page 156):

“9. Permitted home occupations include businesses conducted exclusively by phone or computer, internet-based sales, personal services such as instruction, home-based food productions that does not require commercial equipment.”

Staff Recommendation: Denial

ZONING REPORT
STAFF REPORT TO THE BOARD OF ZONING APPEALS
Monday, December 1, 2025

DOCKET: BZAA 25-01

APPLICANT: Sandtario Horsey

PROPERTY LOCATION: 205 Galena Ln.

TAX MAP NUMBER: 5-18-00-080.00

REQUEST: Appeal of Staff Decision – related to home occupancy zoning violations

ANALYSIS: **BZAA 25-01**

BZAA 25-01 is a request to appeal staff’s decision to issue a violation letter (CE25-00779) for the applicant’s 2019 Home Occupation (P19-038230).

Staff issued a zoning violation letter for Home Occupation violations after receiving complaints about a number of cars parked in the driveway of the home. These vehicles were found to be licensed to a car dealer associated with the Home Occupation permit. In staff’s analysis, these vehicles therefore constituted outdoor storage and/or the storage of commercial vehicles, neither of which is permitted with Home Occupations. The zoning violation letter was issued for noncompliance with UDO Sections 4.7.A.1, 3, 5, & 9 (pages 155-156):

“1. No person other than a resident of the dwelling shall be engaged in such occupation. “

...

“3. No outdoor sales or storage nor commercial vehicles shall be permitted in connection with the home occupation.”

...

“5. The home occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.”

...

“9. Permitted home occupations include businesses conducted exclusively by phone or computer, internet-based sales, personal services such as instruction, home-based food productions that does not require commercial equipment.”

STAFF RECOMMENDATION: Denial

**APPEAL TO CITY OF GREER BOARD OF
ADJUSTMENTS AND APPEALS**

Subject Property: 205 GALENA LN, GREER, SC
29651

Appellant's Legal Interest: Property Owner

The Order Being Appealed

Mr. Horsey (Appellant) is appealing an order/violation letter issued by the City of Greer alleging that he is in violation of section 4.7 of the Greer Unified Development Ordinance, which regulates Home Occupations. The letter is dated 8/7/2025 and is signed by Christian Capraun. The order instructs that, "All vehicles associated with the home occupation (dealership) must be removed from the property or re-licensed to a private individual not connected to the business. Vehicles cannot be stored, displayed, or used in connection with any commercial activity at this residential location."

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Appellant wishes to specifically be heard on the issue of whether the Subject Property is in violation subsection (A)(3) of section 4.7 of the Greer Unified Development Ordinance, as it is understanding that this is the specific subsection which he/the Subject Property is alleged to be in violation of. Moreover, Appellant wishes to be heard on the issue of whether he must comply with the command in the order to remove or relicense vehicles currently located on the Subject Property.

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Appellant does not operate a home occupation, and as such, the vehicles located on the Subject Property are not associated with any home occupation. The order at issue refers to "the home occupation" and then places in parenthesis "dealership". While it is true that Appellant has a dealership license that lists his home address on it, he does not operate his dealership at the Subject Property. Appellant stores all vehicles owned and sold

SOME CONFUSION MAY HAVE BEEN CREATED BY THE FACT THAT Appellant parks vehicles with dealership tags on them at the Subject Property. However, these vehicles are not dealership inventory and will not be sold at any point by the dealership. All cars located at the Subject Property, regardless of what tag they have, are used by Appellant solely for personal everyday use. Therefore, the vehicles located at the Subject Property are not "associated" with the dealership for purposes of operating the business. Further, even if the vehicles were associated with Appellant's dealership as inventory, (which they are not), the point would be moot, as Appellant does not operate a home occupation. As such, no vehicles located on the Subject Property are associated with any home occupation.

In sum, while Appellant operates a dealership, and maintains a dealership license listing the Subject Property on it, those facts are non-issues for the purposes of subsection (A)(3). This is because Appellant does not operate the dealership at the Subject Property, and no vehicles located at the Subject Property are associated with dealership as inventory. As such, Appellant does not operate a home occupation and the vehicles located on the Subject Property are not associated with any home occupation.

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Appellant wishes and requests to be heard more fully regarding this issue at an administrative hearing.

Respectfully submitted,

Signature:

A handwritten signature in black ink, appearing to be the initials 'SJB', is written above a horizontal line.

Mailing Address:



8/7/2025

HORSEY SANDTARIO D & LOWERY JESSICA A
205 GALENA LN
GREER SC 29651

VIOLATION LETTER

RE: 205 GALENA LN
Case: CE25-00779
Violation: ZONING VIOLATIONS

Dear Owner and/or Occupant,

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1. The identity of the building and/or property by street address or legal description.
2. Your legal interest.
3. The specific order or section being appealed.
4. The issues on which you wish to be heard.
5. Your signature, mailing address, and a separate submission of a **one hundred dollar (\$100.00)** filing fee with the appeal.

YOUR FAILURE TO APPEAL IN THE TIME SPECIFIED WILL CONSTITUTE A WAIVER OF ALL RIGHTS TO AN ADMINISTRATIVE HEARING.

Should you have any questions please contact the Planning Department at (864)-801-2009.

Christian Capraun
PLANNING & DEVELOPMENT SERVICES
301 E POINSETT ST
GREER, SC 29651

Special Exception

Case Number: BZASE 25-04

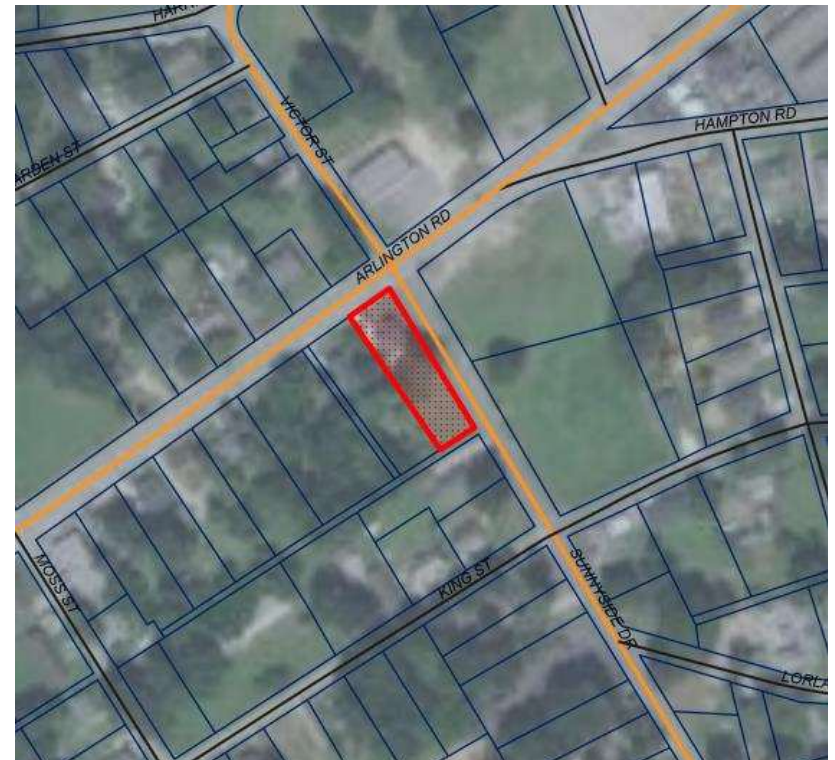
Applicant: Juan Giraldo

Address: 316 Arlington Rd

Parcel ID Numbers: 9-03-14-009.00

Existing Zoning: Medium Density Residential (MD)

Request: Special Exception for Neighborhood Retail in MD (insurance office)



BZASE 25-04

Aerial Map



BZASE 25-04

Zoning Map



BZASE 25-04

Future Land Use Map



BZASE 25-04

Existing Conditions



BZASE 25-04 – Staff Analysis & Recommendation

Request: Special Exception for Neighborhood Retail (Insurance Office)

Zoning/Land Uses: **North:** Commercial Corridor (CC) & Commercial General (CG) - church, vacant

East: Commercial General (CG) & Medium Density Residential (MD) - vacant

South: Medium Density Residential (MD) – residential

West: Medium Density Residential (MD) – residential

Comprehensive Plan: Traditional Neighborhood

BZASE 25-04 – Staff Analysis & Recommendation

The BZA may permit uses by Special Exception once the Board has determined that:

- i. The use meets all required conditions;
- ii. The use is consistent with the character and intent of the underlying zoning district as well as recommendations contained in the Comprehensive Plan;
- iii. The use is compatible with existing and/or permitted uses adjacent to and in the vicinity of the property; and,
- iv. The use will not adversely affect public health or general welfare.

Staff Recommendation: Approval

**Staff Report to the City of Greer Board of Zoning Appeals
Monday, December 1, 2025**

Case Number: BZASE 25-04
Applicant: Juan Giraldo
Property Location: 316 Arlington Rd
Tax Map Numbers: 9-03-14-009.00
Existing Zoning: Medium Density Residential (MD)
Request: Special Exception for a Neighborhood Retail location in an MD zoning district

Analysis: **BZASE 25-04**

BZASE 25-04 is a request for a Special Exception to allow for a neighborhood retail use on a parcel which is zoned Medium Density Residential (MD) The parcel is located at 316 Arlington Rd. The Unified Development Ordinance Article (UDO) 4.2 allows for this use by Special Exception. The applicant intends to operate an insurance business at the location.

Surrounding land uses and zoning include:

North: Commercial Corridor (CC) & Commercial General (CG) - church, vacant

East: Commercial General (CG) & Medium Density Residential (MD) - vacant

South: Medium Density Residential (MD) – residential

West: Medium Density Residential (MD) – residential

The property is appropriately zoned and there are a variety of commercial, institutional, and residential uses in the area. The future land use for the parcel is Traditional Neighborhood, and the property is in an area recently designated as a Neighborhood Corridor and a Neighborhood Center by the 2025 Comprehensive Plan update.

The UDO provides a definition of a neighborhood retail use in Sec. 4.3.5.U (page 127): “General retail sales and services establishments involved in the sale, lease or rent of new or used products and services intended to provide for residents of the immediate area. Neighborhood retail shall be a maximum 15,000 square feet for a single use.”

The request is compatible with the Future Land Use Plan and Map and will be required to meet all city development regulations. Therefore, staff supports the request.

STAFF RECOMMENDATION: Approval



Board of Zoning Appeals Application
(Variance, Special Exception, Appeal of Zoning Official Decision)

Applicant Information

Name Juan C Giraldo
 Address 7 Oriole Dr
Greenville S.C 29607
 Contact Number [REDACTED]
 Email [REDACTED]

Property Owner Information

Name Juan C Giraldo
 Address 7 Oriole Dr
Greenville S.C 29607
 Contact Number [REDACTED]
 Email [REDACTED]

Tax Map Number 9-03-14-009.00 Property Address 316 Arlington Rd Greer SC 29651

Business Name (if applicable) _____ Proposed Use INSURANCE OFFICE

Description of Request _____

The applicant hereby requests: (Check one)

- Variance (additional form required) - **Chose 1 of the following:** Residential Commercial
 Special Exception
 Appeal of Zoning Official Decision

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 Unified Development 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

Juan C Giraldo

 Print Name and Signature (Property Owner)

10-17-25

 Date

Variance

The applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provisions of the Unified Development Ordinance in Section(s): _____ so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

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 Unified Development 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:

- a. 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: _____

PLAN REVIEW

1

Applicant

- Architect or General Contractor

Documents Needed

- Life Safety Plan
- Full Set of Stamped Plans
- Full Job Value
- ~~Approved Site Plan~~
- ~~Sign Permit (Maybe Needed)~~

+ site plan showing parking

Neighborhood retail parking

4 spaces / 1,000 SF

Time Frame

- Standard Review Time is 30 business days

Cost

- The zoning fee and plan review fee (one-half the cost of the building permit) are due at time of submittal. The plan review fee is calculated based on the contract amount for the project.

Reviews

- Commercial Building Review
- Fire Marshall Review
- LLR License Review
- Storm Water Review
- Zoning Review

If the reviewers require any additional information or if revisions are needed, they will mark this in eTrakit. It is the **responsibility of the applicant** to login into eTrakit and review these comments. If the revisions are not provided it will slow the Plan Review process.

Building Permit

2

Applicant

- General Contractor
 - They will need to have appropriate license to do this job.

Documents

- Approved COG Plans

If the reviewers require any additional information or if revisions are needed, they will mark this in eTrakit. It is the **responsibility of the applicant** to login into eTrakit and review these comments. If the revisions are not provided it will slow the permit process.

MEP Permit

Applicant

- Licensed Contractor

These permits can be applied for once the Building Permit is issued.

If the reviewers require any additional information or if revisions are needed, they will mark this in eTrakit. It is the **responsibility of the applicant** to login into eTrakit and review these comments. If the revisions are not provided it will slow the permit process.

Inspections

Inspections can be scheduled via eTrakit.



Message Us
permits@cityofgreersc.gov



Office Location
301 E Poinsett Street
Greer, SC 29651



Office
(864)-848-2175

Certificate of Occupancy

3

Applicant

- Business Owner

Documents Needed

- CO Questionnaire

If the reviewers require any additional information or if revisions are needed, they will mark this in eTrakit. It is the **responsibility of the applicant** to login into eTrakit and review these comments. If the revisions are not provided it will slow the permit process.

Sign Permit

4

Applicant

- Sign Company (If hiring a company)
- Business Owner

Documents

- Scaled drawing, including dimensions of the sign. Scaled site plan of the property, indicating property lines, location and setbacks from the property lines to proposed sign, sight triangles at street/driveway intersections and any existing signs.
- If the sign is over a public way or sidewalk, engineered details will be required for proper attachment. Plans must include height above walkways.
- Setbacks showing from edge of sign to overhead utilities.
- Signs over 12ft Drawing sealed by a South Carolina registered engineer are required. The plans must include distances from overhead power lines.
- Downtown Fire District All material must comply with the International Building Code.
- Historic District Consult with Planning Staff

If the reviewers require any additional information or if revisions are needed, they will mark this in eTrakit. It is the **responsibility of the applicant** to login into eTrakit and review these comments. If the revisions are not provided it will slow the permit process.



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Greer, SC 29651



Office
(864)-848-2175

Variance

Case Number: BZAV 25-02

Applicant: City of Greer

Address: 1529 S Hwy 14

Parcel ID Numbers: 0528030100500;
0528030100600

Existing Zoning: Regional Center (RC)

Request: Variance for position of
buffer wall



BZAV 25-02

Aerial Map



BZAV 25-02

Zoning Map



BZAV 25-02

Existing Conditions



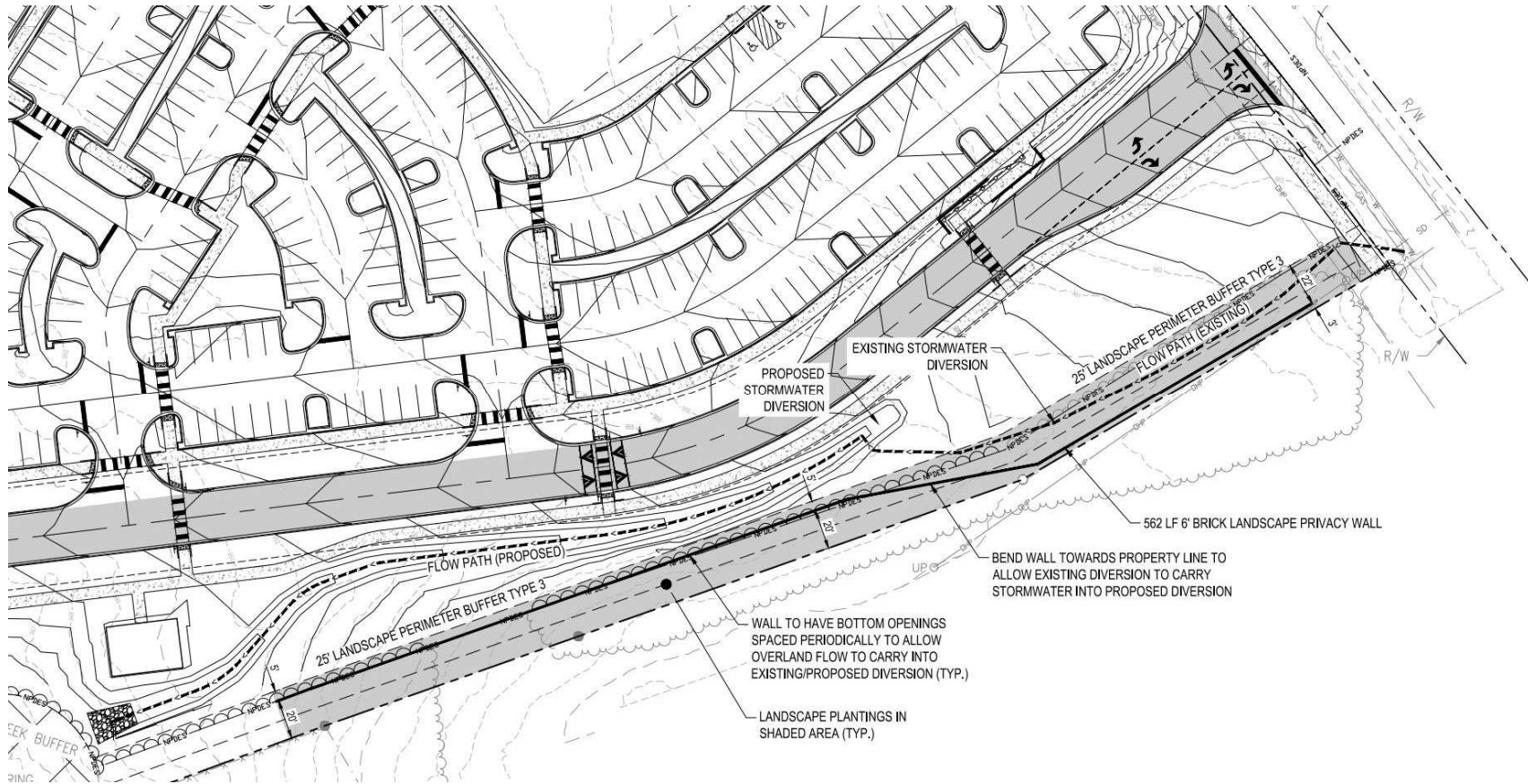
BZAV 25-02 – Variance Request

UDO Section 5.3.2.C.8 (page 206):

8. Where non-residential uses abut residential uses, required plant material shall be installed in front of any required fence so the required plant material is completely visible from the adjacent property or right-of-way and meet the standards of this UDO. The reverse applies when residential uses abut non-residential.

The applicant is requesting relief from this standard, stating that complying with this standard would impact an existing swale on the property and therefore the stormwater flow. The swale serves a larger area beyond this particular property, so impacting its ability to drain would have broader implications. Moving the wall to the property line would allow it to run parallel with the swale rather than intersecting with it, preserving existing drainage conditions.

BZAV 25-02 – Variance Plans



BZAV 25-02 – Staff Analysis & Recommendation

When considering a variance, the Board should review the following information:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property
- (b) These conditions do not generally apply to other property in the vicinity;
- (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; and
- (d) The authorization of a 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.

The existing site conditions affecting the placement of the wall are particular to this property. Enforcing the UDO's regular buffer wall placement standards would mean impacting existing swales and stormwater flows, causing potential drainage concerns.

Staff Recommendation: Approval

**Staff Report to the City of Greer Board of Zoning Appeals
Monday, December 1, 2025**

Case Number: BZAV 25-02
Applicant: City of Greer
Property Location: 1529 S Hwy 14
Tax Map Numbers: 0528030100500; 0528030100600
Existing Zoning: Regional Center (RC)
Request: Variance for buffer wall location

Analysis: **BZAV 25-02.**

BZAV 25-02 is a request for a Variance to put a required buffer long along the southeastern property line rather than within the subject property as normally required by UDO Section 5.3.2.C.8 (page 206):

“8. Where non-residential uses abut residential uses, required plant material shall be installed in front of any required fence so the required plant material is completely visible from the adjacent property or right-of-way and meet the standards of this UDO. The reverse applies when residential uses abut non-residential.”

The intent of this request is to preserve an existing drainage swale located along that property line. According to the applicant, moving the wall to the property line would allow it to run parallel to the swale rather than intersecting with it. An intersection of the wall with the swale could interrupt the stormwater flow and cause drainage issues.

Surrounding land uses and zoning include:

North: Unincorporated Greenville County – church
East: Unincorporated Greenville County – residential
South: Unincorporated Greenville County – residential & commercial
West: Unincorporated Greenville County – commercial

The presence of the existing drainage swale (which itself has stormwater uses for the surrounding area) presents a unique condition to this particular property and, in staff’s opinion, meets the legal criteria for the granting of a variance. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval



Board of Zoning Appeals Application
 (Variance, Special Exception, Appeal of Zoning Official Decision)

Applicant Information

Name John Goughneour
 Address 113A Berry Ave, Greer, SC 29651

 Contact Number [REDACTED]
 Email [REDACTED]

Property Owner Information

Name City of Greer
 Address 301 E Poinsett Street
Greer, SC 29651

 Contact Number [REDACTED]
 Email [REDACTED]

Tax Map Number 0528030100600 Property Address 1527 S HWY 14, Greer, SC 29650

Business Name (if applicable) _____ Proposed Use Sports and Events Center

Description of Request Alter the wall/plantings layout of a typical Type 3 perimeter landscape buffer

The applicant hereby requests: (Check one)

- Variance (additional form required) - **Chose 1 of the following:** Residential Commercial
 Special Exception
 Appeal of Zoning Official Decision

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 Unified Development 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

John Goughneour

Print Name and Signature (Property Owner)

11/19/2025

Date

Variance

The applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provisions of the Unified Development Ordinance in Section(s): 5.3.c.7 and 8 so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

Variance is to alter the wall/plantings layout of a typical Type 3 perimeter landscape buffer.

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 Unified Development 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:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: There is an existing swale along the property's eastern boundary near S Buncombe Rd. that carries off-site water into the stream/wetlands along the property's southern boundary. ~6.5 acres drain to this existing swale.
- b. These conditions do not generally apply to other property in the vicinity as shown by: _____
Other properties in the vicinity do not have either a swale running through them nor do not receive runoff from an area of ~6.5 acres.
- 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:
If the landscape buffer wall were to continue to the NE, further away from the property line, the wall would intersect perpendicularly with the existing swale, interrupting its stormwater flow. By bending the wall towards the property line and running it parallel to the existing swale, the offsite stormwater can flow unimpeded into the existing swale, and eventually to the proposed diversion as designed. The wall will also have bottom openings spaced periodically to allow overland flow to carry into the existing/proposed diversion.
- 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: This variance is ensured to not be of detriment to the adjacent property/public good. This variance will benefit the surrounding properties by allowing the above-referenced stormwater to flow unimpeded and not cause potential standing water/flooding problems to the surrounding properties.