



AGENDA
Greer Board of Zoning Appeals

September 8, 2025
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

5:30 PM
Regular Meeting

Call to Order

Minutes

1. May 2025 Minutes

Public Hearing

1. Public Hearing Presentation

New Business

1. Case Number: BZASE 25-02
A request for a Special Exception for Flex Facility in Commercial General (CG) zoning district.
 - A. New Business Presentation
 - B. Staff Report
 - C. Application
 - D. Preliminary Site Plan
2. Case Number: BZASE 25-03
A request for a Special Exception for Self-Storage in Commercial General (CG) zoning district.
 - A. New Business Presentation
 - B. Staff Report
 - C. Application

Owner Authorization

D. Preliminary Site Plan

E. Conceptual Elevations

Other Business

Staff Updates & Announcements

1. Staff Updates & Announcements

Adjournment

Notice under Language Access

Persons requiring language assistance to effectively participate in this event may contact the Planning and Development Services 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
May 12, 2025

Members Present: Steve Griffin, Chair
Jerimiah Mckie
Nick Uva
Monica Ragin Hughey

Member(s) Absent: Emily Tsesseloglou
William Crosby
Mike Norris, Vice Chair

Staff Present: Ashley Kaade, Planning Manager
Heather Stahl, Planner II
Andy Boyles, 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 – Dr. Hughey made a motion to approve the minutes from the February 3, 2025 Board of Zoning Appeals meeting. Mr. McKie seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

III. Election of Officers

A. Chair

Mr. Griffin began by removing himself from consideration for this position, saying that he had served in it long enough. Ms. Stahl asked if there were anyone that he would like to nominate to replace him. He suggested Dr. Hughey. Dr. Hughey politely declined his nomination but stated that she would like to be considered for the Vice-Chair position. That opened a discussion about which of the other members might serve as Chair, and it was suggested that Mr. Crosby, who was absent, had expressed interest in serving in that position before.

ACTION – Mr. Griffin made a motion to elect Mr. Crosby as the Chair of the Board of Zoning Appeals. Dr. Hughey seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

B. Vice-Chair

Having already expressed interest in serving as Vice-Chair for the Board, Dr. Hughey reiterated her desire to serve in the position.

ACTION – Dr. Hughey made a motion to elect herself as the Vice-Chair of the Board of Zoning Appeals. Mr. Uva seconded the motion. 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 25-01

Mr. Griffin opened the public hearing for BZASE 25-01.

Ms. Stahl gave the basic information for the request.

Mr. Griffin called the applicant forward.

The applicant, Jonathan Yates, came forward and first thanked Ms. Kaade and Ms. Stahl for their assistance in navigating the development process for this project.

Mr. Yates then proceeded to give the basic information of the request. He stated that the tower would be for T-Mobile and possibly three of its competitors, and it was intended to expand and improve cellular coverage in the area. He then outlined the history of the project.

Mr. Yates described how they had done their due diligence in checking with the FAA to ensure that their construction would not negatively impact aviation in the region. He presented a letter from the FAA, blown up to poster size, as an exhibit to show how the administration had agreed that the tower would not pose risks to air travel.

Mr. Yates mentioned that they had checked with SHPO to ensure that construction on this site would not disturb any historical or archaeological interests.

Mr. Yates presented another blown-up letter from an engineer to explain the details and considerations of the project.

Mr. Yates proceeded to delve into the specifics of the project. He explained that the tower would be kept less than 200 feet tall in order to avoid having to put aircraft navigation lights on it. He reassured the Board that the tower would not produce any hazardous or nuisance odors, vibrations, glare, etc. He also walked the Board through the planned construction timeline and reaffirmed that the construction would be in line with the City's Unified Development Ordinance, including its screening standards.

Mr. Griffin closed the public hearing for BZASE 25-01.

V. New Business

A. BZASE 25-01

Mr. Griffin opened a business meeting for BZASE 25-01.

Ms. Stahl presented the details of the analysis with a recommendation of approval for BZASE 25-01.

Mr. Griffin asked how far the tower would be to the nearest residential unit. Mr. Yates answered 300 feet. Mr. Griffin asked Staff if they had posted the property properly. Staff said that they had.

Mr. Uva asked about the fence, inquiring as to why it was planned to be topped with barbed wire. He was particularly concerned about barbed wire being used on school property. He referenced the City's Unified Development Ordinance, which strictly regulates the use of barbed wire, requiring administrative approval for most uses. Mr. Yates explained that the carriers liked these "anti-climbing devices" because of the cost and the sensitivity of the equipment that would be stored behind the fences. He went on to say, however, that although the carriers prefer to use barbed wire, they could part with it if need be. Ms. Stahl informed Mr. Uva that the administrative approval required for barbed wire would come later in the process.

ACTION – Mr. Uva made a motion to approve BZASE 25-01. Dr. Hughey seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

VI. Other Business

A. Planning and Zoning Staff Report

Mr. Griffin asked if Staff had anything to report. Ms. Stahl recognized Mr. McKie and Mr. Uva, as this was their first Board of Zoning Appeals meeting. She thanked the members of the Board for attending the meeting.

VIII. Adjourn

There being no other business, Dr. Hughey made a motion to adjourn. The meeting adjourned at 5:52pm.

Board of Zoning Appeals

Public Hearing Presentation
September 8, 2025

Special Exception

Case Number: BZASE 25-02

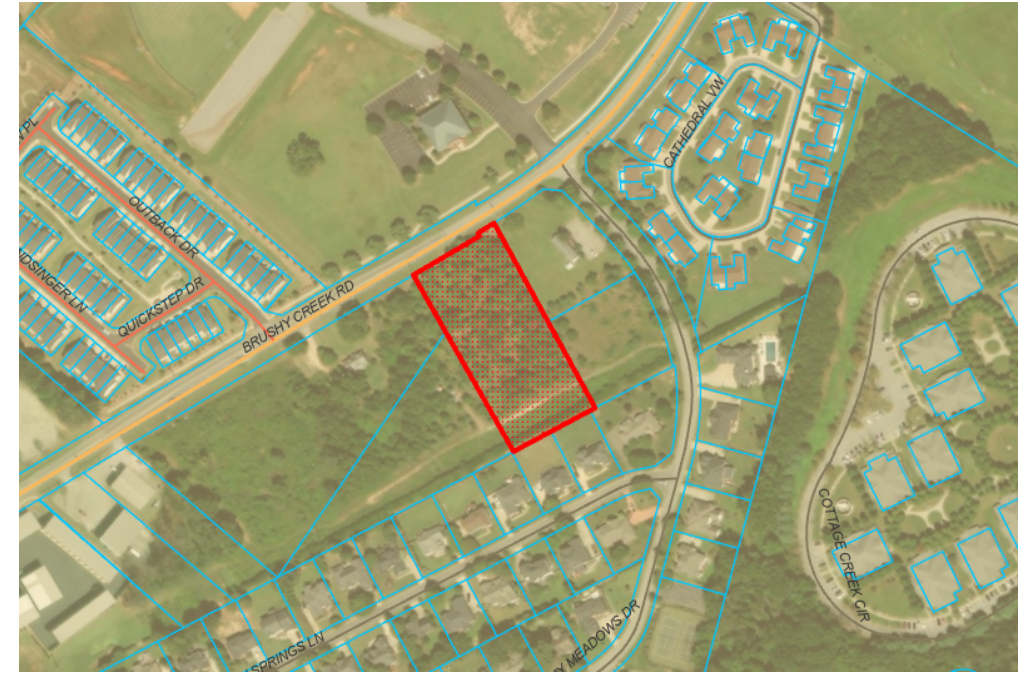
Applicant: Chris Conwell

Address: Brushy Creek Road

Parcel ID Numbers: G006000200114

Existing Zoning: Commercial General (CG)

Request: Special Exception for a Flex Facility



BZASE 25-02

Aerial Map



BZASE 25-02

Zoning Map



BZASE 25-02

Future Land Use Map



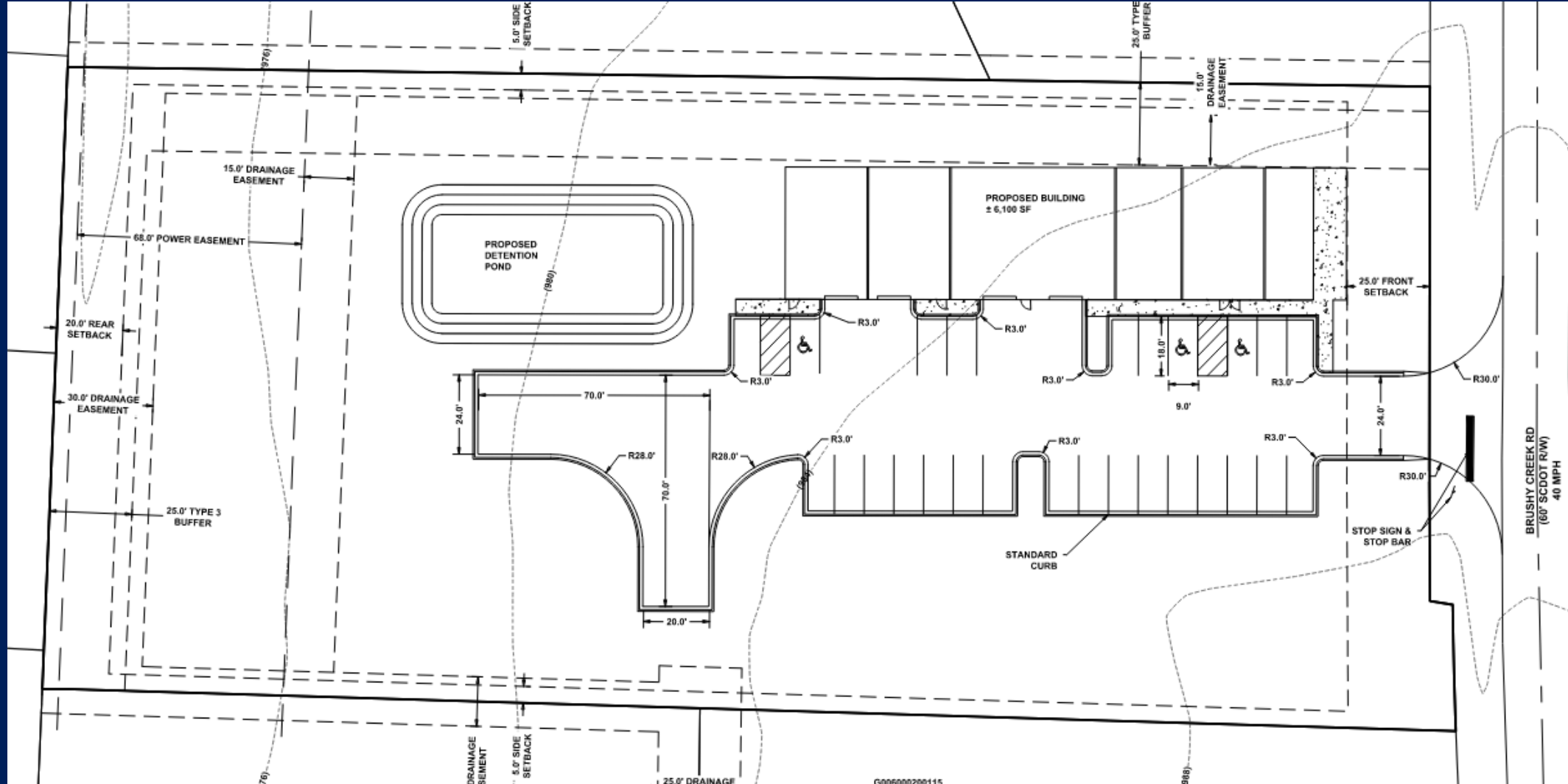
BZASE 25-02

Existing Conditions



BZASE 25-02

Preliminary Site Plan



G006000200115

Special Exception

Case Number: BZASE 25-02

Applicant: Secure Store Self Store

Address: 3119 Brushy Creek Road

Parcel ID Numbers: T035000100700

Existing Zoning: Commercial General (CG)

Request: Special Exception for Self-Storage



BZASE 25-03

Aerial Map



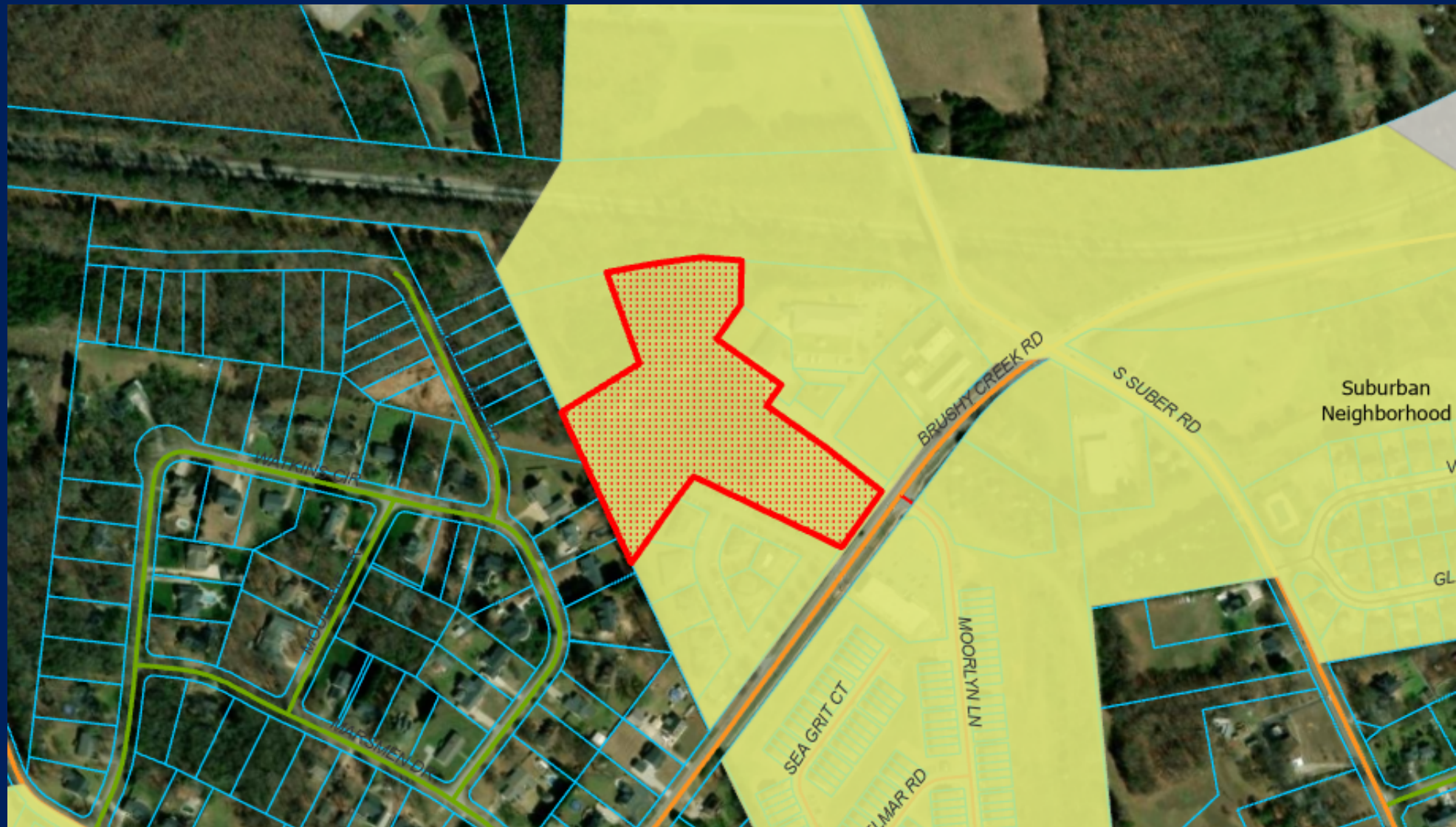
BZASE 25-03

Zoning Map



BZASE 25-03

Future Land Use Map



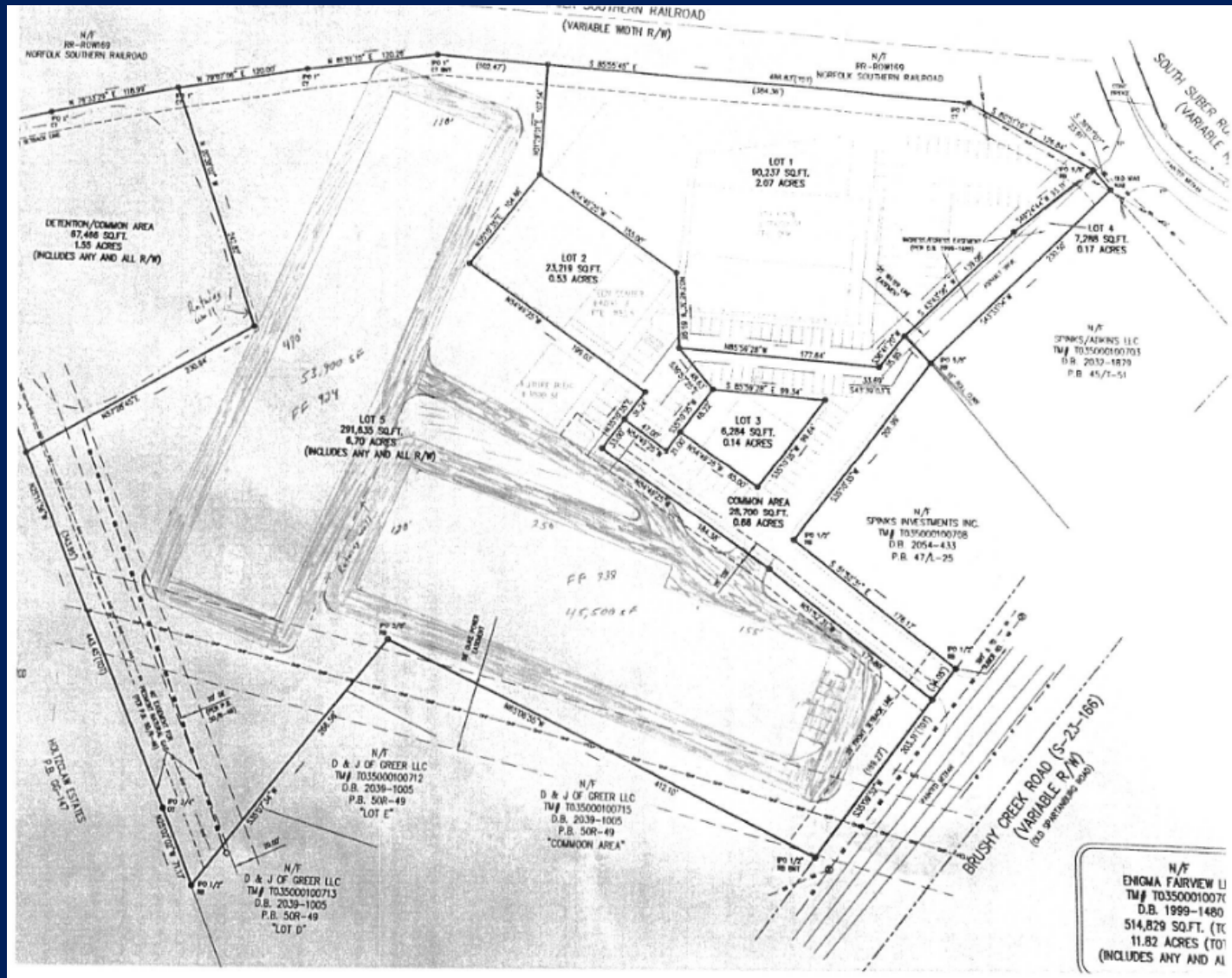
BZASE 25-03

Existing Conditions



BZASE 25-03

Preliminary Site Plan



BZASE 25-03

Elevations



Board of Zoning Appeals

Public Hearing Presentation
September 8, 2025



Board of Zoning Appeals

**New Business Presentation
September 8, 2025**

Special Exception

Case Number: BZASE 25-02

Applicant: Chris Conwell

Address: Brushy Creek Road

Parcel ID Numbers: G006000200114

Existing Zoning: Commercial General (CG)

Request: Special Exception for a Flex Facility



BZASE 25-02

Aerial Map



BZASE 25-02

Zoning Map



BZASE 25-02

Future Land Use Map



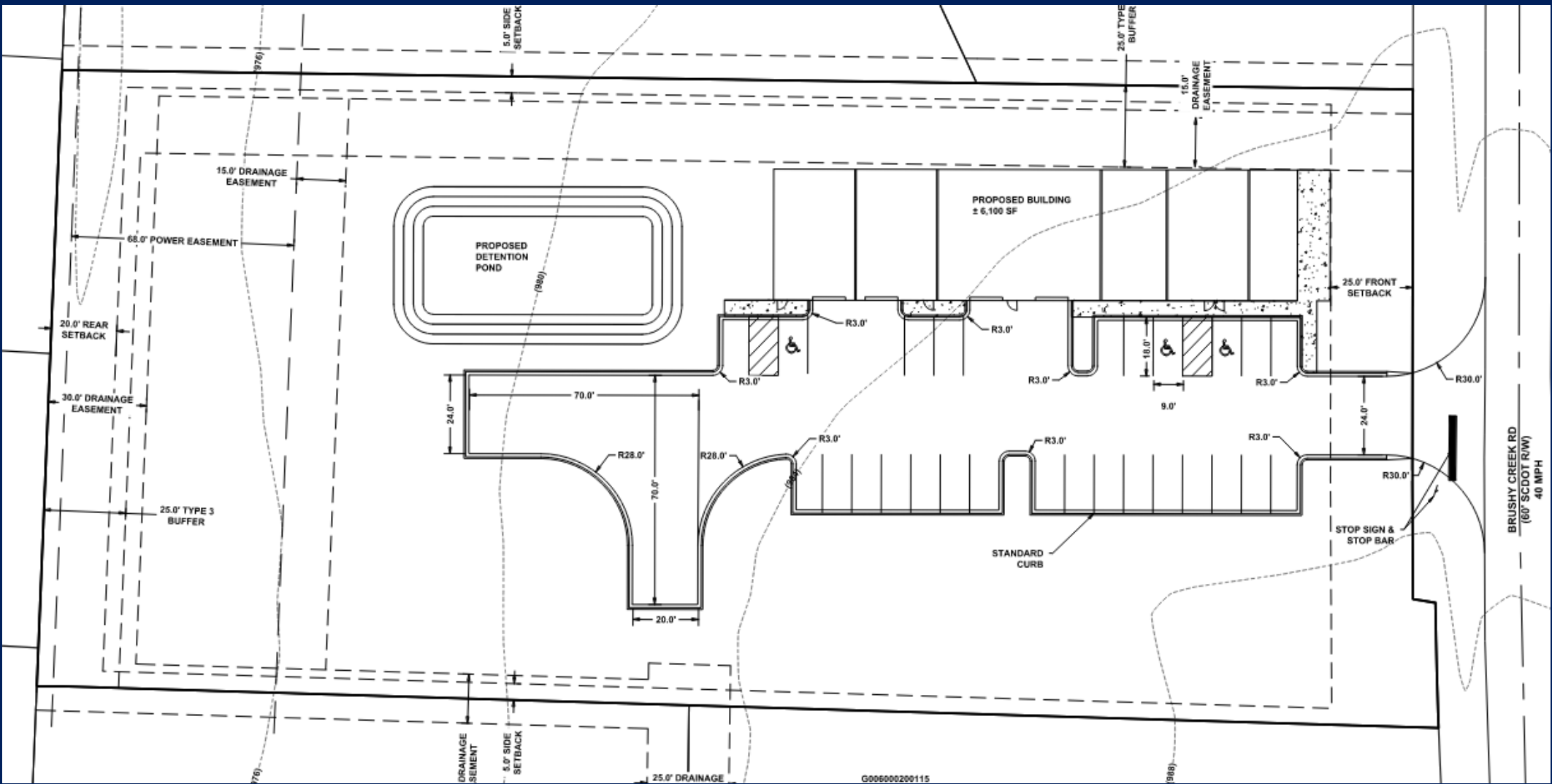
BZASE 25-02

Existing Conditions



BZASE 25-02

Preliminary Site Plan



BZASE 25-02– Staff Analysis & Recommendation

Request: Special Exception to allow for Flex Facility

Zoning/Land Uses: **North:** Manufacturing and Logistics (ML) – institutional (Praise Cathedral)

East: Commercial General (CG) – medical retail

South: Suburban Neighborhood (SN) – residential (Brushy Meadows)

West: Commercial General (CG) – residential

Comprehensive Plan: Manufacturing and Logistics (ML) & Transitional Corridor

Staff Recommendation: Approval

Board of Zoning Appeals

New Business Presentation
September 8, 2025



**Staff Report to the City of Greer Board of Zoning Appeals
Monday, September 8, 2025**

Case Number: BZASE 25-00002
Applicant: Chris Conwell
Property Location: Brushy Creek Rd.
Tax Map Numbers: G006000200114
Existing Zoning: Commercial General (CG)
Request: Special Exception for a Flex Facility

Analysis: **BZASE 25-02**

BZASE 25-02 is a request for a Special Exception to allow for a flex facility on a parcel which is zoned Commercial General (CG). The parcel is located on Brushy Creek Road. The Unified Development Ordinance Article (UDO) 4.2 allows for this use by Special Exception. The applicant intends to operate an A/V business with retail, office, and warehousing in the same structure.

Surrounding land uses and zoning include:

North: Manufacturing and Logistics (ML) – institutional (Praise Cathedral)
East: Commercial General (CG) – medical retail
South: Suburban Neighborhood (SN) – residential (Brushy Meadows)
West: Commercial General (CG) - 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 Manufacturing and Logistics and the property is adjacent to a designated Transitional Corridor and .4 miles from a Neighborhood Center.

The UDO provides a definition of a flex facility in Sec. 4.3.7.D. Uses which take place within a flex space building, allowing a flexible range of office, warehouse uses research and development uses. Flex use buildings allow for a combination of offices, wholesale, and light manufacturing with proportions of each use subject to the needs of a user.

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

Property Owner Information

Name Chris Conwell
 Address 351 Shadow Ln
Lyman SC 29365
 Contact Number 864-979-1691
 Email chris@empireav.net

Name Origin Holdings LLC
 Address 351 Shadow Ln
Lyman SC 29365
 Contact Number 864-979-1691
 Email chris@empireav.net

Tax Map Number G006000200114 Property Address Brushy Creek Rd Greer SC

Business Name (if applicable) Origin Holding LLC Proposed Use flex facility

Description of Request Allow for Flex Facility to be constructed

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 X

Chris Conwell

 Print Name and Signature (Property Owner)

8/8/25
 Date

SITE DATA	
SITE ADDRESS	TM# G006000200114 BRUSHY CREEK RD GREER, SC 29650
OWNER/DEVELOPER	ORIGIN HOLDINGS, LLC 904 N MAIN ST GREER, SC 29651 CONTACT: CHRIS CONWELL 864-979-1691 CHRIS@EMPIREAV.NET
CIVIL ENGINEER	SITE DESIGN, INC. 1074B ASHEVILLE HWY SPARTANBURG, SC 29303 (864) 285-0618
ZONING	COMMERCIAL GENERAL (CG)
PROPOSED USE	FLEX FACILITY
TAX MAP #	TM # G006000200114
PARCEL AREA	1.98 ACRES
SETBACKS	FRONT: 25' SIDES: 5' REAR: 20'

LEGEND		
BL BUILDING LINE	TEL TELEPHONE PEDESTAL	TC/BG TOP/BOTTOM CURB
CL CENTERLINE	CATV CABLE TV PEDESTAL	EW ELECTRIC METER
CMP CORRUGATED METAL PIPE	CB CATCH BASIN	W/BW TOP/BOTTOM WALL
CT CRIMP TOP	DI DROP INLET	VCP VITRIFIED CLAY PIPE
DE DRAINAGE EASEMENT	EQ ELEC TRANS	WM WATER METER
EP EDGE OF PAVEMENT	90.0 ELEVATION	WV WATER VALVE
FFE FINISHED FLOOR ELEVATION	FF FIRE HYDRANT	PI POST INDICATOR VALVE
FG FINISHED GRADE	GM GAS METER	SMW STORMWATER FLOW
IE INVERT ELEVATION	GV GAS VALVE	TA TRAFFIC FLOW
IPO IRON PIN OLD	LP LIGHT POLE	
IPS IRON PIN SET	PP POWER POLE	
N&C NAIL & CAP	GP GUY ANCHOR	
OT OPEN TOP	SMH SD MANHOLE	
RB REBAR	SSM SS MANHOLE	
RCP REINFORCED CONC PIPE	TMH TELEPHONE MANHOLE	
R/W RIGHT OF WAY	CO CLEAN OUT	
SD STORM DRAIN		
SS SANITARY SEWER		
SSE SS EASEMENT		

LINE TYPES	
—CTV— CABLE TV	—SS— SANITARY SEWER - EXIST.
—X— CHAIN LINK FENCE (PROPOSED)	—SS— SANITARY SEWER - NEW
—X— CHAIN LINK FENCE (EXISTING)	—SF— SILT FENCE
—B60— CONTOURS - EXIST. GRADE	—SD— STORM SEWER - EXIST.
—(678)— CONTOURS - FINISHED GRADE	—SS— STORM SEWER - NEW
—FOC— FIBER OPTIC	—USP— UNDERGROUND POWER
—FM— FORCE MAIN	—UT— UNDERGROUND TEL
—GAS— GAS LINE	—W— WATER LINE - EXIST.
—HP— OVERHEAD POWER	—W— WATER - NEW
—OHT— OVERHEAD TELEPHONE	—WF— WOOD FENCE
—RD— ROOF DRAIN - NEW	—LIM— LIMITS OF DISTURBANCE

PARKING DATA:

FLEX FACILITY - 1.0 SPACE PER 1,000 SF (1.0 SPACES X 6,075 SF/1000 SF) = 6.075 SPACES = 6 SPACES

REGULAR SPACES REQ'D: 6 SPACES
HC SPACES REQ'D: 1 SPACES

TOTAL REQ'D: 6 SPACES

REGULAR SPACES PROVIDED: 23 SPACES
HC SPACES PROVIDED: 3 SPACES

TOTAL PROVIDED: 26 SPACES

UTILITIES:

WATER:
SEWER:

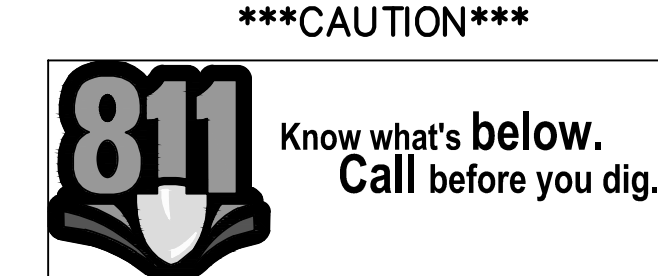
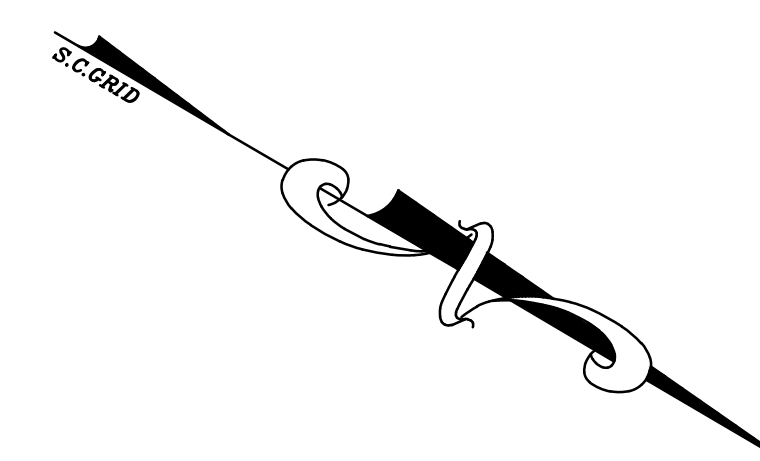
ROADWAY DATA:

SIGHT DISTANCE (SINGLE UNIT TRUCK):

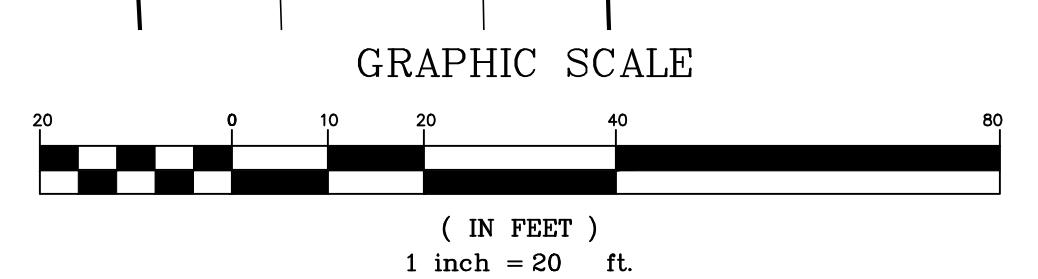
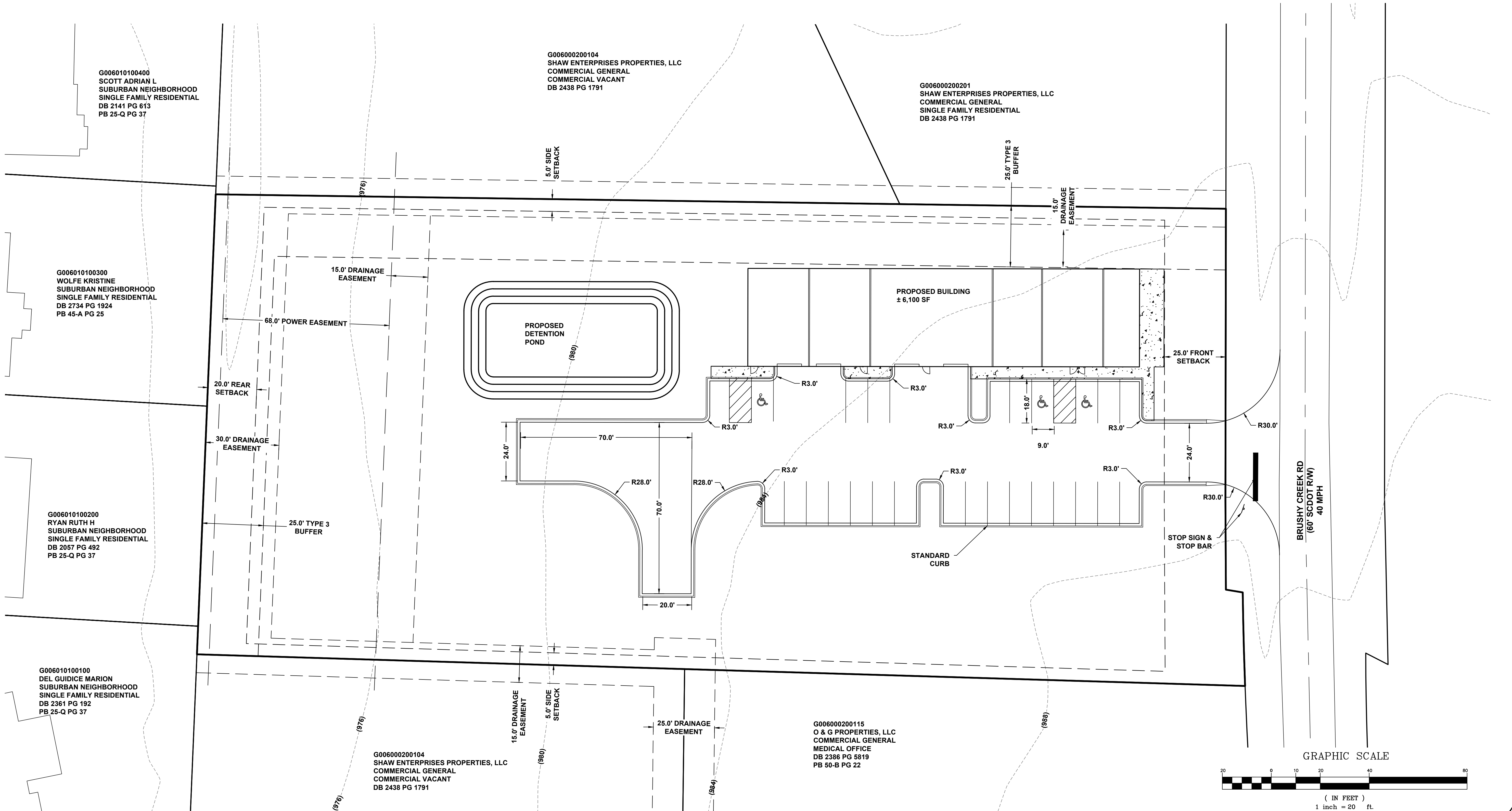
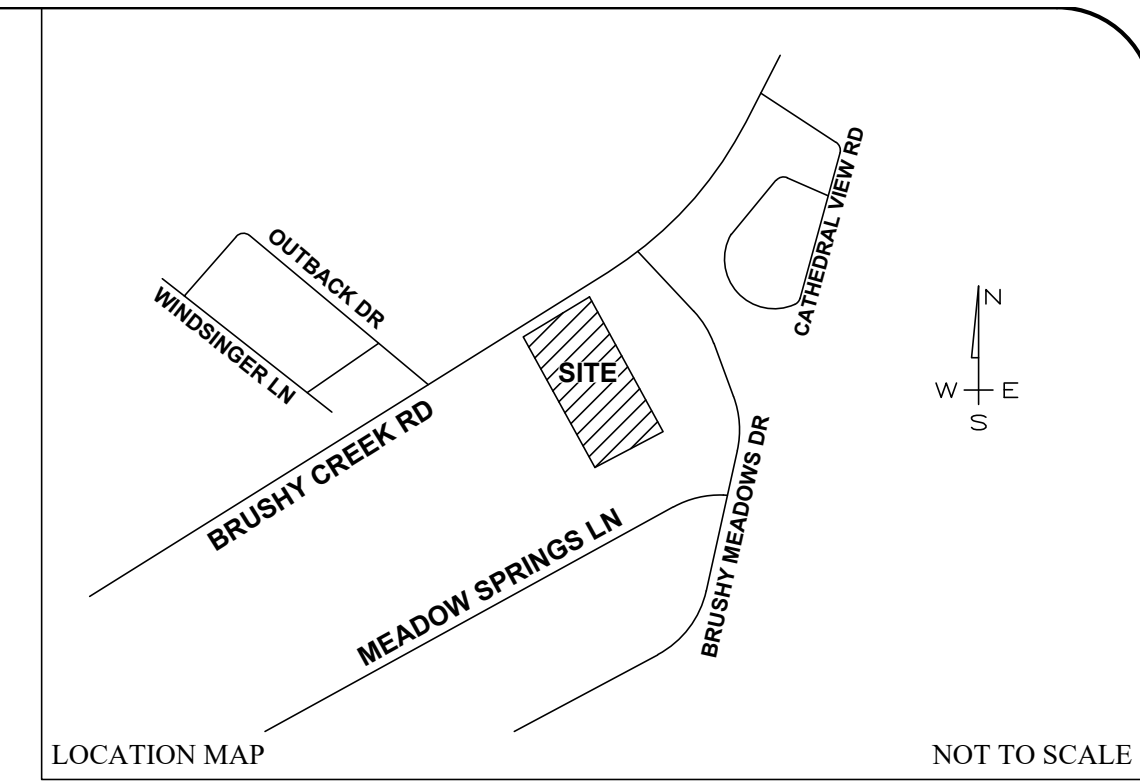
ISD = 1.47 * V^{2.5} * t₁
ISD = 1.47 * 40^{2.5} * 9.5 s
ISD = 558.6 ft = 560 ft

DRIVEWAY SPACING:

AADT > 2000 - MINIMUM DRIVEWAY SPACING = 275 ft



CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
www.sitedesigninc.com
1074B ASHEVILLE HWY
SPARTANBURG, SC 29303
PH: (864) 285-0618

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NOT FOR CONSTRUCTION

S.C. REG XXXXX

EMPIRE AV CONCEPT PLAN

CITY OF GREER
GREENVILLE COUNTY
SOUTH CAROLINA

ORIGIN HOLDINGS

HORIZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DESIGNED BY: OCJ
DRAWN BY: OCJ
CHECKED BY: ZMH
DATE: 08/12/2025
S250715_BASE-SCHEMATIC

SCHEMATIC A

SHEET 1 OF 1

C200

Board of Zoning Appeals

**New Business Presentation
September 8, 2025**

Special Exception

Case Number: BZASE 25-02

Applicant: Secure Store Self Store

Address: 3119 Brushy Creek Road

Parcel ID Numbers: T035000100700

Existing Zoning: Commercial General (CG)

Request: Special Exception for Self-Storage



BZASE 25-03

Aerial Map



BZASE 25-03

Zoning Map



BZASE 25-03

Future Land Use Map



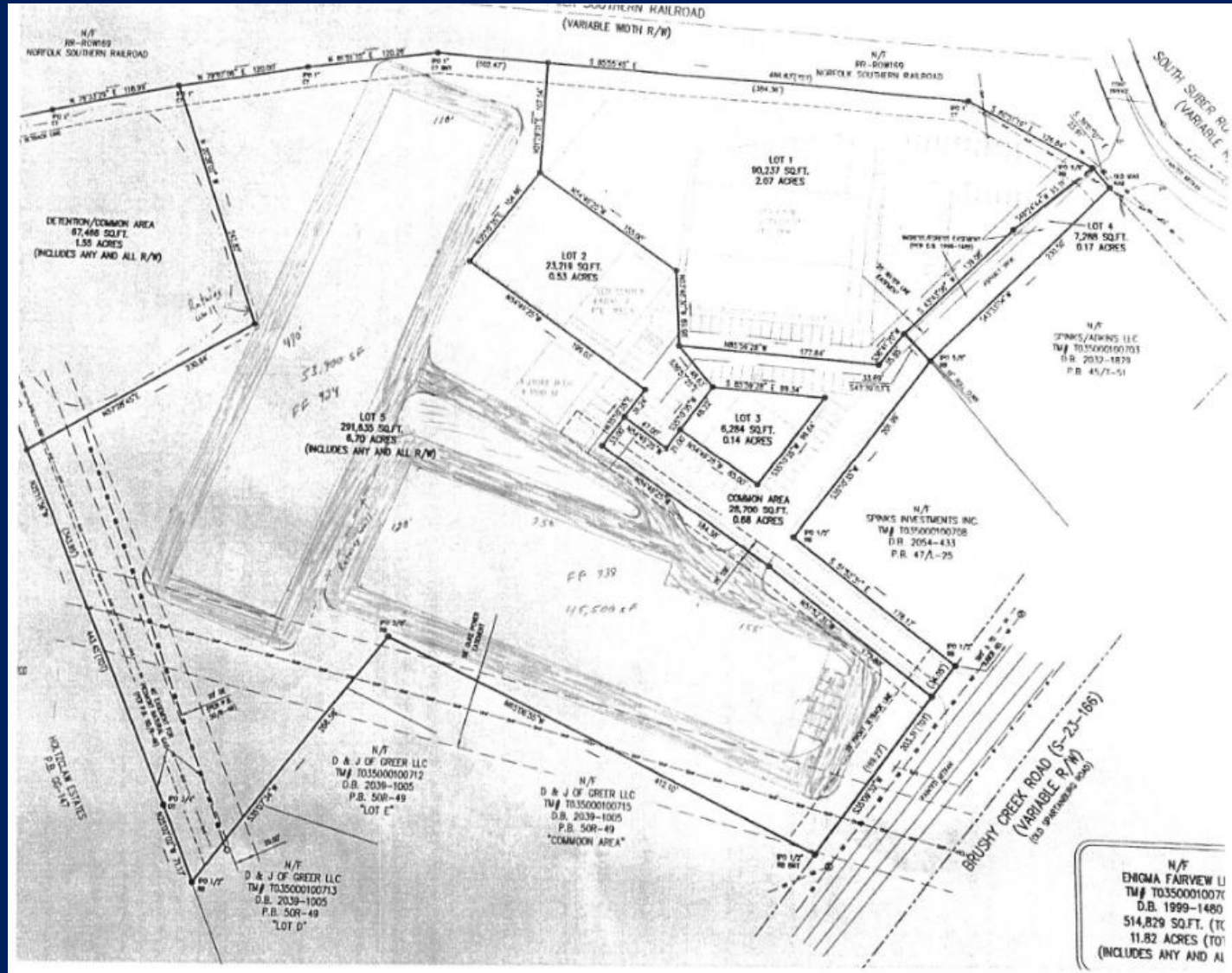
BZASE 25-03

Existing Conditions



BZASE 25-03

Preliminary Site Plan



BZASE 25-03

Elevations



BZASE 25-03

Staff Analysis & Recommendation

Request: Special Exception for Self-Storage

Zoning/Land Uses: **North:** RR ROW & Commercial General (CG) - commercial

East: Commercial General (CG) - commercial

South: Commercial General (CG) – commercial (Brushy Creek Professional Park)

West: Commercial General (CG) – stormwater pond
Unzoned Greenville County - residential

Comprehensive Plan: Suburban Neighborhood

Staff Recommendation: Approval

Board of Zoning Appeals

New Business Presentation
September 8, 2025



**Staff Report to the City of Greer Board of Zoning Appeals
Monday, September 8, 2025**

Case Number: BZASE 25-00003
Applicant: Secure Store Self Store
Property Location: 3119 Brushy Creek Rd.
Tax Map Numbers: T035000100700
Existing Zoning: Commercial General (CG)
Request: Special Exception for a Self Storage Facility

Analysis: **BZASE 25-03**

BZASE 25-03 is a request for a Special Exception to allow for a self storage facility on a parcel which is zoned Commercial General (CG). The parcel is located at 3119 Brushy Creek Road. The Unified Development Ordinance Article (UDO) 4.2 allows for this use by Special Exception. The applicant intends to build a self storage facility at this location.

Surrounding land uses and zoning include:

North: RR ROW & Commercial General (CG) – commercial
East: Commercial General (CG) – commercial
South: Commercial General (CG) – commercial (Brushy Creek Professional Park)
West: Commercial General (CG) – stormwater pond
Unzoned Greenville County – residential

The property is appropriately zoned and there are a variety of commercial, and residential uses in the area. The future land use for the parcel is Suburban Neighborhood.

The UDO provides use standards for self-storage in Sec. 4.3.7.L.4. The use standards require the lot to be a minimum of 1 acre and building height limited to 2 stories. Outdoor storage, other than the storage of recreational vehicles, is prohibited.

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 Secure Store Self Store
 Address 116 Heritage Circle, Caldwell, WV 24925
 Contact Number 304-520-2021
 Email allison@securestoreus.com

Property Owner Information

Name EMMANUEL CARMIENTO
 Address 154 Riverplace # 501
Greenville SC 29601
 Contact Number (864) 640 6860
 Email emilcarm@aol.com

Tax Map Number T035000100700 Property Address 3119 Brushy Creek Rd, Greer, SC 29650

Business Name (if applicable) _____ Proposed Use Self Storage

Description of Request Special Exception

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 X

Emmanuel Carmiento

Print Name and Signature (Property Owner)

8/21/25

Date

The State of South Carolina



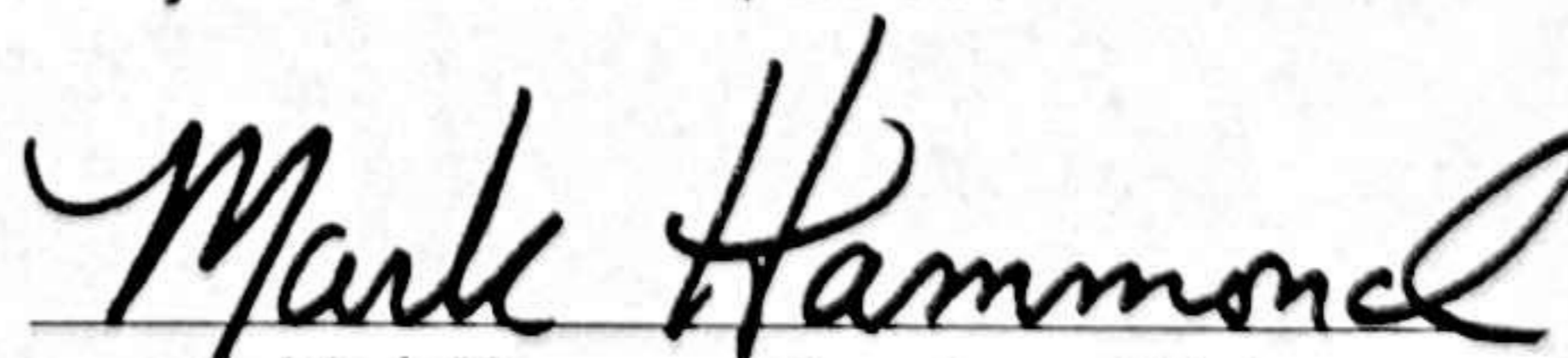
Office of Secretary of State Mark Hammond

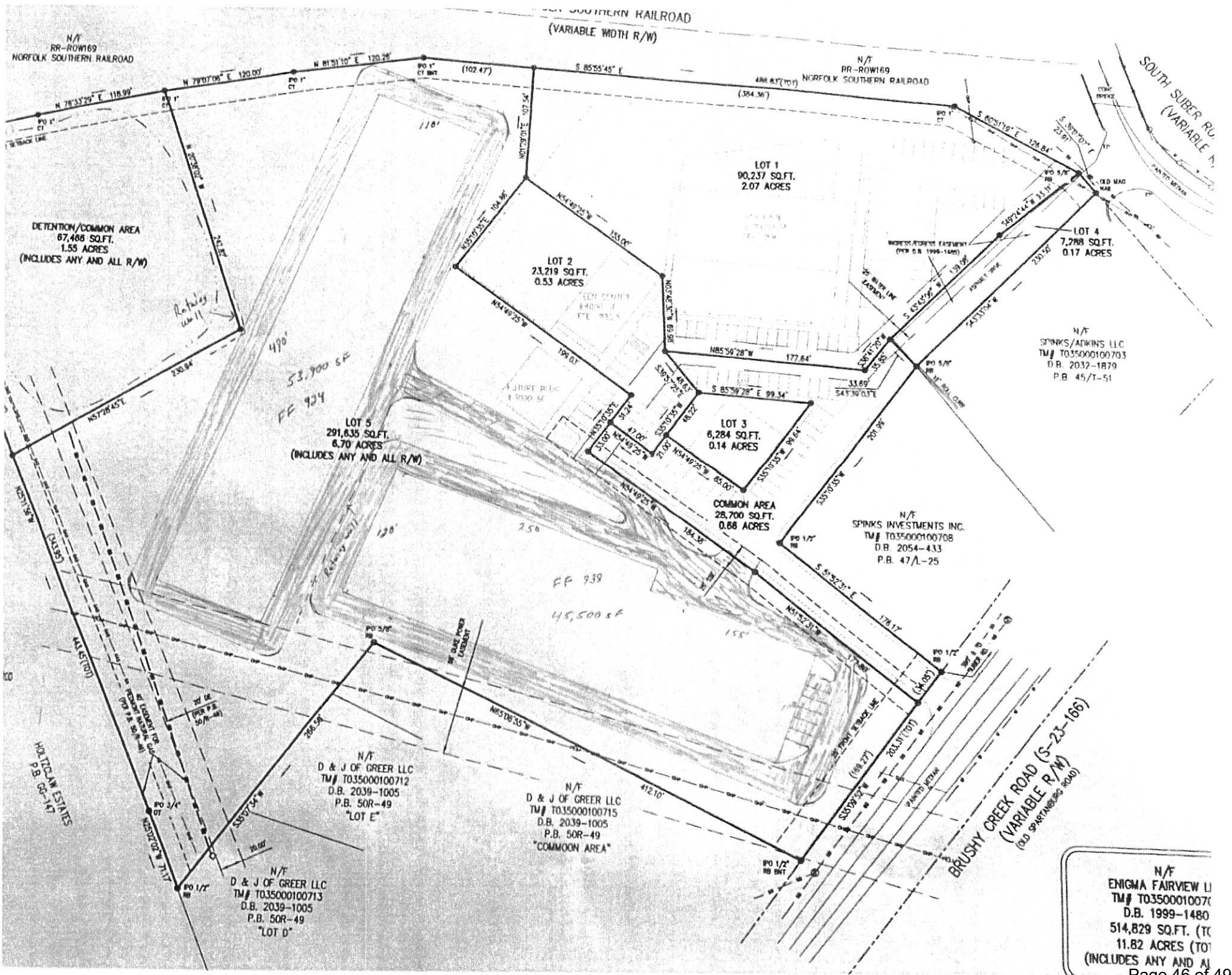
Certificate of Existence

I, Mark Hammond, Secretary of State of South Carolina Hereby certify that:

GREEN INVESTORS ONE, LLC, A Limited Liability Company duly organized under the laws of the State of South Carolina on November 4th, 2009, with a duration that is at will, has as of this date filed all reports due this office, paid all fees, taxes and penalties owed to the Secretary of State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to section 33-44-809 of the South Carolina Code, and that the company has not filed articles of termination as of the date hereof.

Given under my Hand and the Great Seal of the State of South Carolina this 4th day of November, 2009.


Mark Hammond, Secretary of State





SecureStore

SELF STORAGE

