



The City of Spartanburg Board of Zoning Appeals

AGENDA

September 12, 2023, at 5:15 P.M.

City Hall Council Chambers

145 W. Broad Street – Spartanburg, SC 29306

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call)

I. Call To Order.

II. Roll Call.

III. Freedom Of Information Act Compliance – Public notification of Board of Zoning Appeals meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Requirements of the City of Spartanburg Zoning Ordinance.

IV. Approval of Agenda.

V. Disposition of Meeting Minutes from the July 11, 2023, Meeting.

VI. Old Business: None.

VII. New Business:

1. APP-23-020-0010: The City of Spartanburg’s Board of Zoning Appeals has received an appeal to the Sign Ordinance size requirements for the Shine on Pine development located at 1425 Union Street (TMS: 7-17-10-026.00); with a zoning designation of I-1 (Light Industrial District). Owner: GWH Carwash Landing Holdings, LLC / Applicant: SkyVision Signs / Agent: Cole Israel.
2. APP-23-020-0011: The City of Spartanburg’s Board of Zoning Appeals has received an appeal to the City suspending new antennas on the cell tower located at 138 S. Church Street (TMS: 7-12-21-066.00); with a zoning designation of DT-5 (Downtown Urban District). Owner: Crown Castle USA, Inc / Applicant: Brittany Beam; Tower Engineering Professionals.

VIII. Staff Announcements.

IX. Adjournment.

For more information, please contact Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at mlivingston@cityofspartanburg.org.

Meeting Minutes of the Board of Zoning Appeals
Tuesday, July 11th, 2023, at 5:15 PM
City Hall Council Chambers

The Board of Zoning Appeals met in City Hall Council Chambers on Tuesday, June 13th, 2023, at 5:15PM with the following members in attendance: **Brian Murdoch, McKay Moore, Brian Cohen, Darren Matz, Dominique Dawkins and Don Bramblett**. Representing for the Planning Department is **Martin Livingston, Community Director, Bob Coler, City Attorney, Nan Zhou, Planner I, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant**.

Roll Call:

Mr. Bramblett: Don Bramblett
Ms. Moore: McKay Moore.
Mr. Matz: Darren Matz.
Mr. Murdoch: Brian Murdoch.
Mr. Cohen: Brian Cohen.
Ms. Dawkins: Dominique Dawkins

Mr. Matz: Okay, thanks. Real quick we'll read the Freedom of Information Act Compliance. Freedom of Information Act Compliance public notification Board of Zoning Appeals meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of Agenda:

A motion was made by Mr. Bramblett, seconded Ms. Moore to approve the agenda. The motion was approved with a vote of 6-0

Mr. Bramblett: I move to approve the agenda.
Mr. Matz: Okay, second?
Ms. Moore: Second
Mr. Matz: All in favor of motion say aye?
Attendees: Aye.
Mr. Michels: All opposed? Nay. Okay.

Mr. Michels: Okay disposition of minutes from June 13th meeting minutes from the last meeting. Is there any comments that we need to add?

Approval of Meeting Minutes from June 13th, 2023.

A motion was made by Ms. Moore seconded Mr. Cohen to approve the meeting minutes. The motion was approved with a vote of 6-0

Ms. Moore: I move we approve with any submitted changes.
Mr. Matz: Second.
Mr. Cohen: Second
Mr. Matz: All in favor?
Attendees: Aye.

Mr. Matz: Aye's have it.

Old Business:

VAR-23-00200005 The City of Spartanburg's Board of Zoning Appeals has received a Variance request to the minimum lot size requirement for a development Caulder Avenue Duplexes located at Caulder Ave. (TMS # 7-16-08-078.00; 7-16-08-079.00; 7-16-08-080.00; 7-16-08-081.00; 7-16-08-082.00; 7-16-12-002.00; 7-16-12-003.00; 7-16-12-004.00; 7-16-12-005.00; 7-16-12-006.00; 7-16-12-007.00); with a zoning designation of R-12 (General Residential District). Owner / Applicant: Spartanburg Housing / Agent: Paul Mills, Site Design Inc.

Mr. Matz: Before we get started , can you please state you name and swear you in please?

Ms. Zhou: Yes, good evening board members my name is Nan Zhou and I work with the Planning Department. I swear I'll tell the truth.

Project Description and History

The project sites are approximately 150,218 square foot lots located in the R-12 (General Residential District) zone. The project site abuts Caulder Avenue to the southeast boundary. The project site is surrounded by R-12, General Residential District, across from Caulder Ave., R-6, General Residential District to the west side of the project site, and R-15, Single Family Residential District to the north side of the project side. The applicant/agent is proposing to build 24 affordable duplex housing units on the lots. However, due to the requirement of Group Housing Project Minimum Project Area – 4 Acres or more (R-12), the current lots' total square footage is 3.95 Acre, and the owner does not own the adjacent surrounding lots. Therefore, a request of reducing the minimum project area down from 4 acres to 3.95 acres is needed in order for the applicant/agent to accomplish the affordable housing project.

Analysis

Zoning Ordinance Consistency

The project site has a zone designation of R-12, General Residential District. **Section 302.2 R-12 General Residential District Uses Permitted by Right** of the City of Spartanburg Zoning Ordinance, R-12, General Residential District, does allow for two family and multi-family dwellings. However, given the available size of the land for the development of the proposed project, the applicant is seeking a minimum project size reduction variance for group housing projects. A Variance may be granted by the Board of Zoning Appeals to the minimum size standards required in the ordinance. Variances may only be granted in the instances listed in Section 603.4. Section 603.4 lists nine particular instances in which the Board may grant a Variance. Of these nine, two are applicable to this project;

Section 603.4 (1): To permit any yard less than the requirements of this Ordinance.

Section 603.4 (3): To permit the use of a lot or lots for a use otherwise prohibited solely because of the insufficient area or width of the lot or lots, but in no event shall the respective area and width of the lot or lots be less than eighty percent (80%) of the required area and width.

The Board must utilize **Section 603.3(A)(2)** and determine if the proposal meets all the criterion for approval. To hear and decide appeals for Variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. A Variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

- b. These conditions do not generally apply to other properties 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 the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.
- e. In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Findings

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property –*

Currently, the total combined square footage of the parcels is 3.95 acres which falls short of the required 4 acres for minimum group housing projects by 0.05 acres. The owner of these parcels does not own any of the adjacent surrounding lands, prohibiting them from recombining additional lands from the surroundings to make up the shortage of 0.05 acres.

2. *These conditions do not generally apply to other properties in the vicinity –*

Properties located to the west side of the proposed project site are zoned R-6, General Residential District, and properties located to the northeast of the proposed project site are zoned for R-15, Single Family Residential District. If the proposed project parcels are zoned as R-6, General Residential District, then it would meet the minimum project areas required by the Zoning Ordinance.

3. *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 –*

By granting the reduction of minimum project area for group housing projects, it will allow the landowner to accomplish building 24 affordable duplex housing units on these parcels. Otherwise, the proposed project cannot be developed with the desired number of affordable housing units.

4. *The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance–*

No substantial detriment or harm will be caused to the general public good. The character of the district will not be harmed by the granting of the Variance since the neighborhood will still remain as residential uses. Furthermore, the total area of the proposed project area is 3.95 acres which is equal to 98.75% of the required area, 4 acres.

5. *In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare–*

In the event the Board finds that the Variance finding can be met and the project approved, conditions of approval are attached to this report. The Board may choose to approve or amend them based on the outcome of this proposal.

Applicant:

Zedekiah Heydenburg, Engineer of Site Design

Joseph Jackson, Spartanburg Housing Development Director

Public Comments:

Annie Kerns, 293 S Converse St, Spartanburg, SC 29306.
Sonja Rice, 547 Caulder Ave, Spartanburg, SC 29306.

Discussion:

The need of the surrounding neighbors, the upkeep, the lighting and trash pickup, landscape and property value to the surrounding properties. If the project was to get denied the developer can rezone to a much more densely zoned requirement and have more buildings and be more populated.

A motion was made by Mr. Bramblett, seconded Mr. Murdoch to approve with a vote of 4-2.

New Business:

APP-23-020-0008: The City of Spartanburg's Board of Zoning Appeals has received an appeal to the Bufferyard Requirements for the development of the Coke Facility Redevelopment Phase I located at 500 W. Main Street (TMS: 7-12-13-024.00); with a zoning designation of B-3 PDD (General Business – Planned Development District). Owner: Palmetto Operating Company, LLC / Applicant: Brett Baumgarten / Agent: Danny Balon; Seamon Whiteside Engineering

Mr. Matz: Before we get started can you please state your name and relation to case please.

Mr. Matz: You promiser to tell the truth?

Ms. Keitt: Yes, Tia Keitt Planner with City of Spartanburg Planning Department.

Project Description and History

Palmetto Operating Company and Coastal Partners, LLC are working on the adaptive reuse site, 500 West Main St., formerly the Coca Cola Bottling Company, and transitioning the site into mixed-use commerical. The developers have hired Seamon Whiteside Engineering to conduct site analysis and to carry the project through rezoning, site plan review and now before the BZA to Appeal Zoning Ordinance Bufferyard requirements: **§505.64 Landscaping Requirements for Buffers.**

Per the City of Spartanburg Zoning Ordinance, the commerical redevelopment project is considered Medium Intensity Commerical. This use next to an existing single family district zoning requires the **Bufferyard 4** landscaping between these two uses for the protection of residents from potential light and noise. See **Table 505.1 entitled Buffered Yard Requirements** (p. 169) of the City of Spartanburg Zoning Ordinance for the complete table

The applicant is Appealing the required Bufferyard as outlined in Section 505 Tree Protection and Landscaping and have submitted the Zoning Appeals application through the Planning Department.

Analysis

Zoning Ordinance Consistency

505.64 Landscaping Requirements for Buffers

A. Applicability. The purpose of a buffer is to protect existing low intensity land uses from being devalued or hurt caused by the effects of new higher intensity uses. The developer, owner or tenant of a new higher intensity use is required to install landscaped buffers adjacent to, but on their side

of, common property lines to protect existing lower-intensity uses. Buffers shall be required for all developed or redeveloped portions of a property based on the primary use of the property whether or not the primary use is located on a specific portion of the property.

B. Bufferyard Requirements

A proposed land use which is medium intensity commercial, high intensity commercial, light industrial or heavy industrial which abuts a single family residential use or multiple family residential use shall include a brick or stucco wall as part of the bufferyard.

The wall, fence or berm illustrated in the bufferyard can be located on either side of the required bufferyard, but typically shall be located on the highest elevation within the bufferyard in order to maximize the screening function. The exact placement of required plants shall be the decision of the developer except that evergreen (or conifer) plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival and that plants shall be sited utilizing existing and proposed topography to maximize the screening effect.

603.3 Appeals.

The Landowner /Applicant is seeking an appeal to **Section 505.64 Landscaping Requirements for Buffers**. Such an appeal shall be submitted within thirty (30) days after a decision by a board. Such notice of an appeal shall be accompanied by a check in the amount of \$50 payable to the City of Spartanburg to partially defray the cost of giving public notice of such hearing, none of which shall be refundable. The Planning Staff shall forthwith transmit to the Board all papers constituting the record upon which action appealed was taken from. An appeal stays all legal proceedings.

The Board must utilize **Section 603.3(A)(1)** and determine if the proposed Appeal meets all the criterion for approval. The Board must hear and decide Appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance; The Board may grant approval of the appeal in an individual case of unnecessary [site] hardship if the Board makes and explains in writing the following Findings:

Findings

a. ***There are extraordinary and exceptional conditions pertaining to the particular piece of property;***

The engineering firm (Seamon Whiteside) states that the existing building is located approx. 3 ft. from the adjoining property. At 20 ft. or less, Bufferyard 4 requires a Masonry Wall structure and 5 canopy trees. The engineer states that the slopes are steep (see application) and the required footing would put the wall over 9 ft high. Also, the constructability becomes a challenge, whereas installing a fence minimizes land disturbance.

b. ***These conditions do not generally apply to other properties in the vicinity;***

Topography, new land use vs. historic buildings with current zoning codes are conditions that developers run into when redeveloping a site to be an adaptive reuse project. The Zoning Ordinance requires the developer to install a masonry wall anywhere within the buffer zone with a minimum height of 6 ft. Portions of the boundary consists of a steep slope and the engineers would prefer not to disturb the hill. They have proposed to install a 6 ft tall stockade fence.

- 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***

Enforcing the Zoning Code would prohibit and unreasonably restrict the proposed commercial mixed use of the property.

- d. ***The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.***

Approval of the Appeal would not be of substantial detriment to the adjacent properties. There is an existing 6' fence with trees and bushes that serves as a natural barrier between properties along Washington St. There are portions of the property where residents can look directly onto the old Coca Cola site. Residents of Washington and Monk Streets are nestled between two major thoroughfares and replace the required masonry wall with a fence will not impact the character of, nor harm the residential district.

- e. ***In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.***

Planning Staff have attached Conditions of Approval. Please note that the site plans and the building plans have been approved for this commercial redevelopment project. Conditions of Approval help to protect abutting properties residential properties in consideration of public health, safety and general welfare.

At the July 11, 2022 meeting, the Board **may grant approval** of the Appeal and allow a 6 ft. fence replace the required 6' masonry wall, **approve the appeal with conditions** that includes Staff comments and any additional conditions designated by the board, or **deny** the request. In the case of a denial, the applicant would be required to meet the landscaping and bufferyard requirements as it is written, or appeal the Board's decision. If necessary, the Board can also **table the matter** for the next meeting and request additional information for review.

In exercising its powers, the Board of Zoning Appeals may, in conformity with the provisions of Section 603, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may direct the issuance of permit approval. The board, in the execution of the duties specified in this chapter, may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction.

All final decisions and orders of the board must be in writing and be permanently filed in the office of the board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the board which must be delivered to parties of interest by certified mail.

Applicant:

Brett Baumgarten & Danny Balon, Seamon Whiteside Engineering.

Public Comments:

Chris Sawhill, 104 N Daniel Morgan Ave, Spartanburg, SC 29306.

Pam Mitchell, 201 Briarwood Rd, Spartanburg, SC 29301.

Dave Wenstrup, 505 W Main St, Spartanburg, SC 29302.

Discussion:

The multi-use of the proposed project and the intention behind it. Confirmation location of the building, fence, landscaping, setbacks and buffer in between running along the property line. How does this project effect N. Highpoint Street and dates of the proposed project site. Does the building meet the code requirements and setbacks of the proposed site.

A motion was made by Ms. Moore, seconded Mr. Dawkins to approve with a vote of 5-1.

Ms. Moore: I move we approve the appeal to change the buffer yard extension.

Ms. Dawkins: Second

Mr. Matz: All in favor?

Attendees: Aye

Mr. Matz: All opposed?

APP-23-00200009 The City of Spartanburg's Board of Zoning Appeals has received an Appeal to the Parking Lot Landscaping Requirements for a commercial development located at 228 S. Pine St. and 453 E. Henry St. (TMS # 7-12-11-284.00 & 7-12-11-284.02); with a zoning designation of B-3 (General Business District). Owner/Applicant: Newburg Investment / Agent Raj Patel.

Ms. Zhou: My name is Nan Zhou and I'm here to present the last case request and it's also an appeal for 228 S Pine St. Actually this request involves two pieces of property.

Project Description and History

The project sites are approximately 52,272 square foot (1.2 acre) commercial lots located at 228 S. Pine St. (TMS # 7-12-11-284.00) and 453 E. Henry St. (TMS # 7-12-11-284.02). The lots are currently zoned for B-3, General Business District. 228 S. Pine St. site contains one-story building that was a fast-food restaurant. 453 E. Henry St. currently is a bank contains one-story building with a drive through. The proposed redevelopment plan for the two lots will be a mixed-use development containing retail stores and restaurant with alcohol sales.

The applicant is requesting an appeal to not installing tree islands which will take away one (1) parking space from the last row of the parking spaces (west side of the site). Based on the site plan, fifty-seven (57) parking spaces are provided for the site redevelopment based on the proposed use. Therefore, based on the current City of Spartanburg Zoning Ordinance Section 505 Tree Protection and Landscaping Requirements 505.62 Parking Lot Landscaping Requirements (B), **One (1) Tree Island** is required for the last row of the parking spaces (west side of the site). The requested appeal is to challenge the Parking Lot Landscaping requirements based on staff interpretation of tree islands needed to adhere to.

The Landowner /Applicant is seeking an appeal to Parking Lot Landscaping Requirements, specifically to the one tree island installation needed for the last row of parking spaces (west side of the site) based on the number of parking spaces provided. The owner states that the current parking layout has taken advantage of sites' horizontal limitation to provide the maximum number of parking spaces as required. Installing one (1) tree island per twelve (12) single row with each island having one (1) large canopy tree will reduce the number of parking spaces provided on the site as required and needed, which may bring concerns such as traffic flow, street access, and services needs of the potential tenants.

Such an appeal shall be submitted no later than ten (10) days after the start of construction or within thirty (30) days after a decision by a board, commission, or bureau, or a decision of the Zoning Administrator, whichever is lesser. Such notice of an appeal, special exception, or variance shall be accompanied by a check **in the amount of \$50 payable** to the City of Spartanburg to partially defray the cost of giving public notice of such hearing, none of which shall be refundable. The officer from whom the appeal is taken shall forthwith transmit to the Board all papers constituting the record upon which action appealed was taken from.

An appeal stays all legal proceedings in furtherance of the action appeal from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by this Board or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown. To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance.

Analysis

Zoning Ordinance Consistency

The project site has a zoning designation of B-3 – General Business District. The zoning designation of the sites allows for mixed-use development such as a restaurant. The applicability of parking lot landscaping requirements shall apply to all surface parking lots containing more than four (4) parking spaces. In addition, these parking lot landscaping requirements shall apply to outdoor areas that store that have storage areas of 3,000 square foot or more. Also, the purpose of requiring parking lot landscaping is not only trying to beautify the parking lot, but also function to provide natural drainage and filter stormwater.

The Board must utilize **Section 603.3(A)(2)** and determine if the proposal meets all the criterion for approval. To hear and decide Appeal from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. An appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. These conditions do not generally apply to other properties 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 the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.
- e. In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Findings

1. ***There are extraordinary and exceptional conditions pertaining to the particular piece of property –***
Currently, the site is surrounded by three public roads, E. Henry St., S. Pine St., and Ribault St., street parking is not an ideal option for the site if the number of parking spaces cannot meet the requirements on site based on the current Zoning Ordinance. Installing one tree island in the last row of the parking spaces will reduce the number of parking spaces on the site as required.

2. ***These conditions do not generally apply to other properties in the vicinity –***
Property across from the E. Henry St., Sugar-n-Spice was a non-conforming development that was in the City since 1940s. YMCA (Young Mens Christian Association of Spartanburg) on the right side of the project site has tree islands on their parking lot. Properties across from S. Pine St. Ward Law Firm and Regions Bank all have tree islands on their front parking lots.

3. ***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 –***

There is no indication that a strict application of the ordinance would prevent the use of the property. The proposed use of the property is still permitted-by-right based on the current City Zoning Ordinance. The parking requirement can still be in compliance with the current zoning ordinance based on the square footage of the uses proposed by the owner. Furthermore, installing bike racks can reduce the parking by up to 20% if the required number of parking spaces cannot be met for the site development.

Proposed Retail – around 9,225 SF

Proposed Restaurant with 75 Seats – around 3,000 SF

4. ***The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance–***

Approval of the appeal would not be of substantial detriment to the adjacent properties and would not influence the property values, public health, safety, or general welfare of the public. However, by allowing the site to not install one tree island may pose challenges to other site's development in terms of meeting the parking lot landscaping requirements due to concerns about reducing parking spaces required based on the proposed use can be accomplished by installing bike racks on the site, which would allow up to 20% parking reduction.

5. ***In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare–***

At this time, staff doesn't believe that any conditions could be applicable to this situation.

Applicant:

Newburg Investments, Raj Patel. Was not in attendance.

Public Comments:

No public comments.

Discussion:

Going over the landscaping and layout plan. The requirements and parking lot size for the multi-use.

A motion was made by Mr. Murdoch, seconded Mr. Cohen the request for the appeal was denied to the parking lot landscape requirements with a vote of 6-0.

The meeting was adjourned at 7:33 PM.

Darren Matz , Chairman

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

To: The Board of Zoning Appeals

RE: APP-23-020-0010: The City of Spartanburg's Board of Zoning Appeals has received an appeal to the Sign Ordinance size requirements for the Shine on Pine development located at 1425 Union Street (TMS: 7-17-10-026.00); with a zoning designation of I-1 (Light Industrial District). Owner: GWH Carwash Landing Holdings, LLC / Applicant: SkyVision Signs / Agent: Cole Israel

Date: September 5, 2023

Project Description and History

History of Site

- January 24, 2022, Annexation & Zoning Approved by the City of Spartanburg City Council. Zoned I-1 Light Industrial
- March – April. 2023 - Building Plans Review begins
- April 2023 - BZA Variance Request - to permit the reduction of any required setback being in compliance with all applicable Building and Fire Codes and subject to review by the Building Official
- September 2023 – BZA Appeal Application to permit additional square footage for signage.

After developing this 2.64 acre site, the owner is before the Board of Zoning Appeals requesting an Appeal from the Sign Ordinance. The proposed signage exceeds the maximum allowable signage for this location. First, Per the Zoning Ordinance, because this site sits at an intersection with two front streets, each "wall" is allowed signage following the City's Zoning Ordinance (§ 503.43b).

- B. If any establishment has walls fronting on two or more streets, the sign area for each such street shall be computed separately. The square footage allowed for each street shall not be combined to come up with an aggregate square footage that could apply to any one street. The size of such signs cannot exceed the amount of signage permitted in Table C above.**

Furthermore Section 503.43a states that

Signs for individual businesses in Zones GID, LOD, LC, B-1, D-T4, D-T5, D-T6, B-3, B-4, I-1 and I-2 shall in no event exceed in the aggregate 200 square feet in area. However, where the lineal footage of a lot exceeds 500 lineal feet, the maximum square footage of signage may be increased to 250 square feet.

Per the City of Spartanburg Zoning Ordinance, despite having walls on two front streets, the business cannot exceed the amount of signage calculated using Table C of the sign ordinance. Tabel C from the Sign Ordinance below:

Table C - - Total Area of Business Signs

Zone District	Front Building Wall	Front Lot Line
GID/LOD	1.5 sq. ft.	.or 0.5 sq. ft.
LC	1.5 sq. ft.	.or 0.5 sq. ft.
B-1	1.5 sq. ft.	.or 1.0 sq. ft.
D-T4, D-T5, D-T6	1.5 sq. ft.	.or 1.0 sq. ft.
B-3	1.5 sq. ft.	.or 1.0 sq. ft.
B-4	1.5 sq. ft.	.or 1.0 sq. ft.
I-1	1.0 sq. ft.	.or 1.5 sq. ft.
I-2	1.0 sq. ft.	.or 1.5 sq. ft.

Using the guidelines above, the Planning Department has determined the maximum allowable, combined square footage for this location is 250sf, because, as stated above, the size of such signs cannot exceed the amount of signage permitted in Table C.

The sign permit application submitted includes around a total of ~~319.192~~ square feet of signage.

	Length of Road Frontage	Max Allowable SF	Proposed	Signage Details
Union St	536.4	250 sf	213.652 sf	Express Car Wash 179.625 sf Shine Logo: 34 sf
Country Club Rd (Front of bldg.)	158.5		52.77 sf	Shine Logo (on red wall): 15 sf Express Car Wash 37.7 sf
Rear of bldg (not on a road)	n/a		52.77 sf	Shine Logo (on red wall): 15 sf Express Car Wash 37.7 sf

The owner is appealing the Planning Department's decision and asking for an additional ±69 square feet of signage. Please note that the Planning Department anticipates more signage as the business gets closer to its grand opening. While additional signage may not be requested, below is a note regarding smaller signs:

On- site directional signs shall not be included in the computation of allowable square footage provided such sign bears no commercial message or logos, does not exceed two square feet in area and does not exceed two feet in height. Painted signs shall be included in the computation of allowable square footage listed in Table C.

Analysis
Zoning Ordinance Consistency

603.3 Appeals.

The Landowner /Applicant is seeking an appeal to 503.4 Signs Permitted in Office, Institutional, Business, and Industrial Districts. An appeal stays all legal proceedings in furtherance of the action appeal from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by this Board or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown. To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance.

The Board must utilize **Section 603.3(A)(1)** and determine if the proposed Appeal meets all the criterion for approval. The Board must hear and decide Appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance;

The Board may grant approval of the appeal in an individual case of unnecessary [site] hardship if the Board makes and explains in writing the following Findings:

Findings

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property;**
This is a large site, but staff does not believe there are extraordinary nor exceptional conditions pertaining to this particular piece of property.
- b. ***These conditions do not generally apply to other properties in the vicinity;***
The Zoning Ordinance tries to address properties of various conditions, including businesses that fronts two streets and exceed a 500 feet lot line.
- 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***
There is no indication that a strict application of the ordinance would prevent the use of the property. All other commercial sign requests are limited to the maximum allowed total signage. Applying the ordinance would require the property owner to limit the maximum signage to the exterior of the building to 250 square feet.
- d. ***The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.***
Staff does not anticipate any substantial detriment to the adjacent properties. The public good, and character of the light industrial / business corridor should not be harmed by granting the Variance / Appeal.
- e. ***In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.***
Approval of the signage request would not influence the property values, public health, safety, or general welfare of the public. Should the Board approve the appeal, the Board may require a condition that limits the signage amount by a percentage of the maximum or a maximum number square feet of signage. The maximum that would be currently allowed 250 Square feet based on the zoning ordinance.

At the September 13, 2023 meeting, the Board ~~may grant approval~~ of the Appeal and allow the business to install 319.192 sf of signage, ~~Approve the appeal with conditions~~ that includes Staff comments and any additional conditions designated by the board, or ~~deny~~ the request. In the case of a denial, the applicant would be required to meet the signage requirements as it is written, or appeal the Board's decision. If necessary, the Board can also ~~table the matter~~ for the next meeting and request additional information for review.

In exercising its powers, the Board of Zoning Appeals may, in conformity with the provisions of Section 603, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may direct the issuance of permit approval. The board, in the execution of the duties specified in this chapter, may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction.

All final decisions and orders of the board must be in writing and be permanently filed in the office of the board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the board which must be delivered to parties of interest by certified mail.

Submitted by:

Tia Keitt

Tia Keitt, AICP
Planner II

Attachments:

Conditions of Approval

Application and supplemental items

Photos

CONDITIONS OF APPROVAL FOR PROJECT ON PROPERTY AT:

1425 Union Street (TMS: 7-17-10-026.00)
I-1 Light Industrial

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. The use shall meet the standards and shall be developed within the limits established by Chapter 501.10 of the Spartanburg Municipal code as to the emission of noise, odor, smoke, dust, vibration, waste, fumes or any public nuisance arising or occurring incidental to its establishment or operation.
3. **Submit an updated sign permit application with the approved square footage.** The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any permit application. Any errors or discrepancies found therein may result in the revocation if any approval or permits issues in connection therewith.
4. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. All aspects of construction must be completed prior to use. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
5. All required structures (including fences) and plant materials in the bufferyard shall be maintained in perpetuity by the developer and his successors, including the homeowners association or individual property owners if there is no homeowners association.

503 Sign Regulations

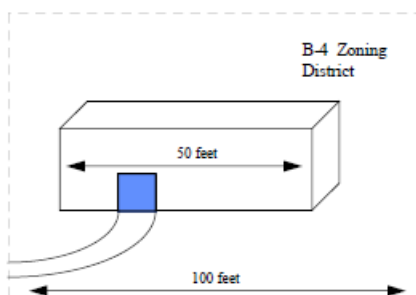
503.4 Signs Permitted in Office, Institutional, Business, and Industrial Districts.

A. Total Area of Business Signs Permitted for Each Establishment. Subject to other provisions of this section, the total area of all business signs for an individual office, business or industrial establishment shall not exceed the square footage shown below [Table C] for each linear foot of front building wall or front lot line, whichever is greater.

On- site directional signs shall not be included in the computation of allowable square footage provided such sign *bears no commercial message or logos, does not exceed two square feet in area and does not exceed two feet in height.* Painted signs shall be included in the computation of allowable square footage listed in Table C [below].

Wall, monument, and pylon mounted signs may exceed the allotted square footage of the property by 15% provided halo-lit lettering is used.

Table C - - Total Area of Business Signs		
Zone District	Front Building Wall	Front Lot Line
GID/LOD	1.5 sq. ft.	.or 0.5 sq. ft.
LC	1.5 sq. ft.	.or 0.5 sq. ft.
B-1	1.5 sq. ft.	.or 1.0 sq. ft.
D-T4, D-T5, D-T6	1.5 sq. ft.	.or 1.0 sq. ft.
B-3	1.5 sq. ft.	.or 1.0 sq. ft.
B-4	1.5 sq. ft.	.or 1.0 sq. ft.
I-1	1.0 sq. ft.	.or 1.5 sq. ft.
I-2	1.0 sq. ft.	.or 1.5 sq. ft.



Length of Front Wall=	50 feet
x	(from table) 1.5 sq. ft.
	75 sq. ft.
Total area not to exceed	75 sq. ft.
Length of Lot Line=	100 feet
x	(from table) 1.0 sq. ft.
	100 sq. ft.
Total area not to exceed	100 sq. ft.

Signs for individual businesses in Zones GID, LOD, LC, B-1, D-T4, D-T5, D-T6, B-3, B-4, I-1 and I-2 shall in no event exceed in the aggregate 200 square feet in area. However, where the lineal footage of a lot exceeds 500 lineal feet, the maximum square footage of signage may be increased to 250 square feet. (pg. 119)

B. If any establishment has walls fronting on two or more streets, the sign area for each such street shall be computed separately. The square footage allowed for each street shall not be combined to come up with an aggregate square footage that could apply to any one street. The size of such signs cannot exceed the amount of signage permitted in Table C above.

Legend

Municipal Boundaries



Parcel and CAMA Feb 1 2021

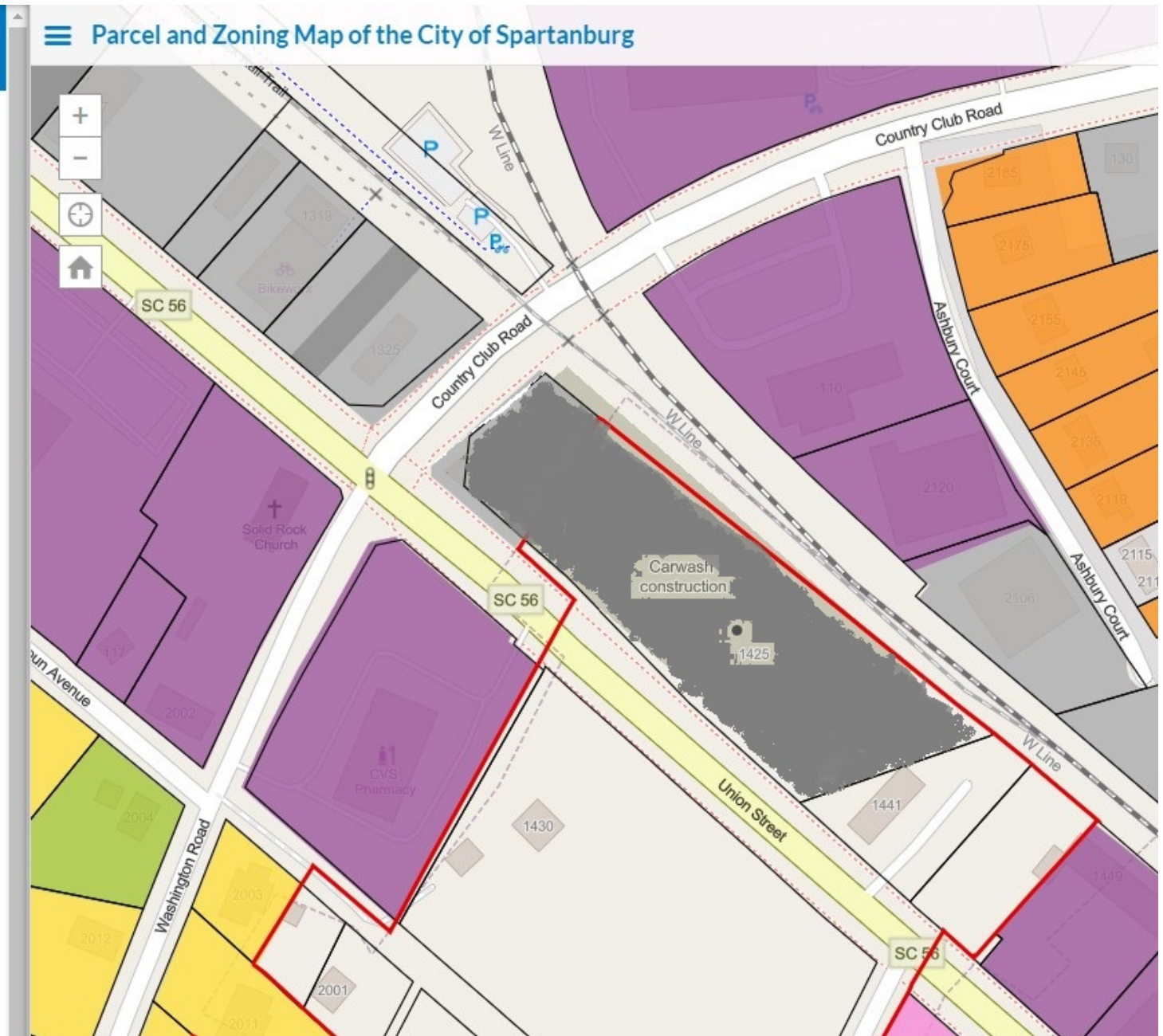


Zoning and Parcel Data February 1 2021 - zoverlays212021

- PDD
- HD
- LW
- SFD

Zoning - February 1, 2021

- R-6
- LOD
- R-8
- B-1
- B-3
- DT-5
- I-1
- DT-4





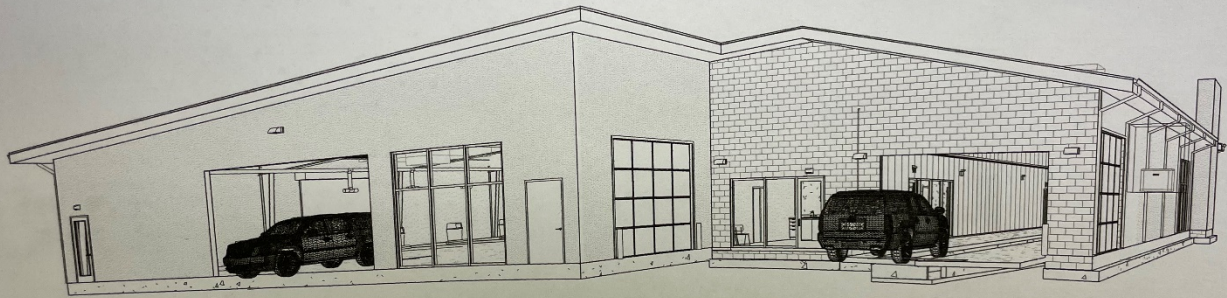








Indoor Vacs



3D View 1

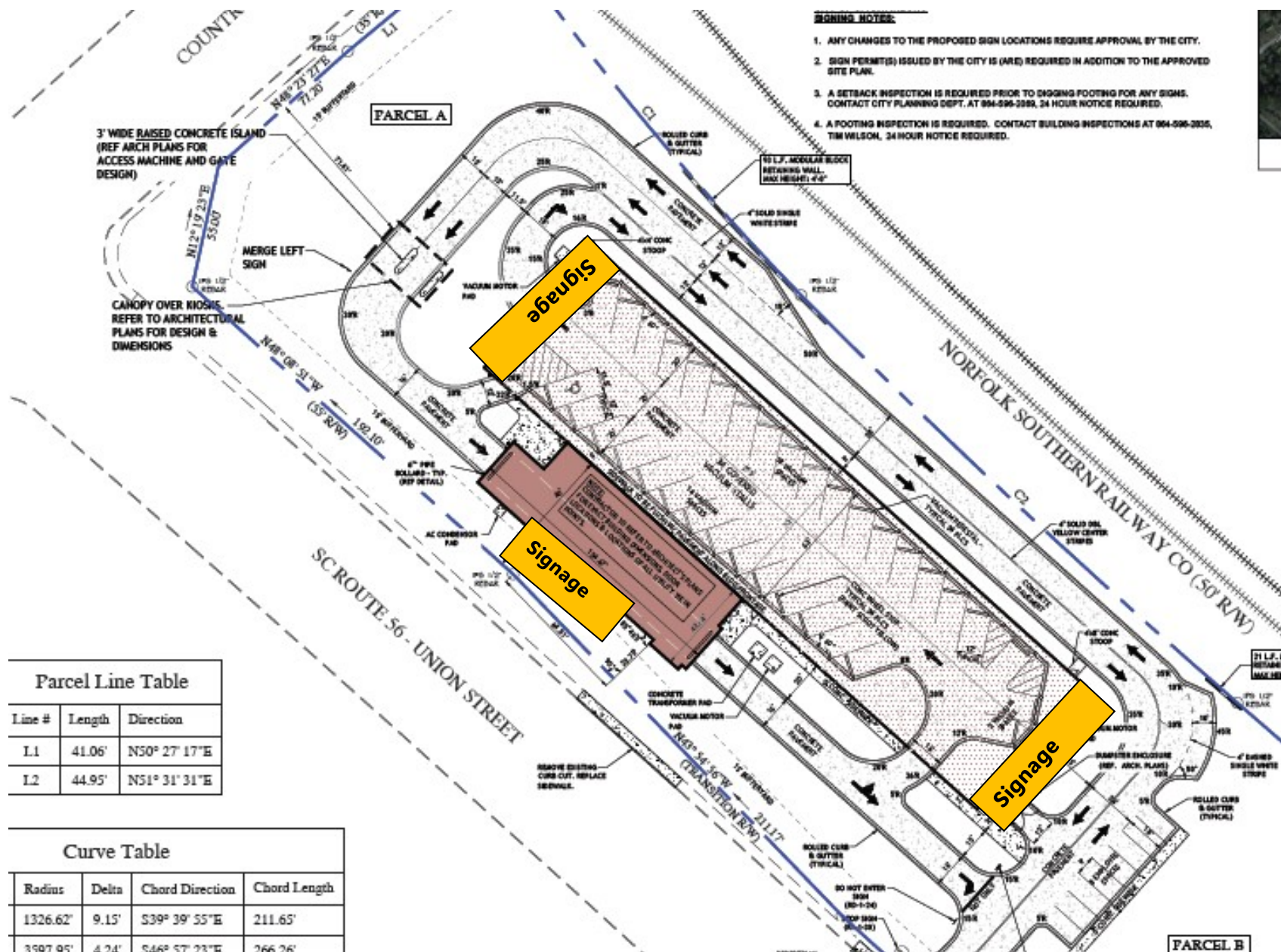
OF WORK:
PRESS SERVICE CAR WASH
VACUUMS.

DRAWING INDEX

REVISION
113-2

NOTING NOTES:

1. ANY CHANGES TO THE PROPOSED SIGN LOCATIONS REQUIRE APPROVAL BY THE CITY.
2. SIGN PERMIT(S) ISSUED BY THE CITY IS (ARE) REQUIRED IN ADDITION TO THE APPROVED SITE PLAN.
3. A SETBACK INSPECTION IS REQUIRED PRIOR TO DIGGING FOOTING FOR ANY SIGNS. CONTACT CITY PLANNING DEPT. AT 864-596-3388, 24 HOUR NOTICE REQUIRED.
4. A FOOTING INSPECTION IS REQUIRED. CONTACT BUILDING INSPECTIONS AT 864-596-3035, TIM WILSON, 24 HOUR NOTICE REQUIRED.



AUG 17 2023



Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

General Application

Name of Development: Shine on Pine
Street Address: 1425 Union St. Spartanburg, SC 29302
Zoning District: 1-1 ? Overlay: _____ Tax Map Number: 7-17-10-026-00

Owner: Dr. Hull Phone: _____
Address: 1425 Union St. Email: _____
City: SPA State: SC Zip: 29302

Applicant: Skyvision Signs Phone: 864-266-5282
Address: 153 Paifer Dr. Email: cole@fruitlandoutdoor.com
City: SPA State: SC Zip: 29303

Agent: Cole Israel / DR. Hull Phone: 864-266-5282
Address: _____ Email: _____
City: _____ State: _____ Zip: _____

Please select the activity requested / also, please attach the required Supplemental Form:

- | | |
|--|--|
| ☐ Annexations | ☐ Planned Development Districts (PDD) |
| ☐ Special Exceptions | ☐ Zoning - Conditional Use |
| ☒ Zoning - Appeals | ☐ Zoning - Variance |
| ☐ Zoning - Map Amendment | |

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: Cole Israel Date: 8/16/23

Staff Use Only / Received by: Diana
Date Received: 8/16/23 Time: _____ Permit Number: APP 23-0200010



Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

ZONING APPEALS SUPPLEMENTAL APPLICATION FORM

Name of Development: Shine on Pine

Location of Development: 1425 Union St. SPA, SC 29302

City Official or Body that made the Decision: _____

Date of the Decision you are Appealing: 8-16-23

Please summarize the Decision you are Appealing:

We need an increase in size of signage for car wash. Signage won't be viewable from the road.

Please explain the Basis for your right to Appeal:

Car wash building front is too large for the maximum allowable square footage City Allows for signage

The Nature of the Appeal:

ALL OF THE FOLLOWING ITEMS MUST BE ATTACHED for this application to be complete.

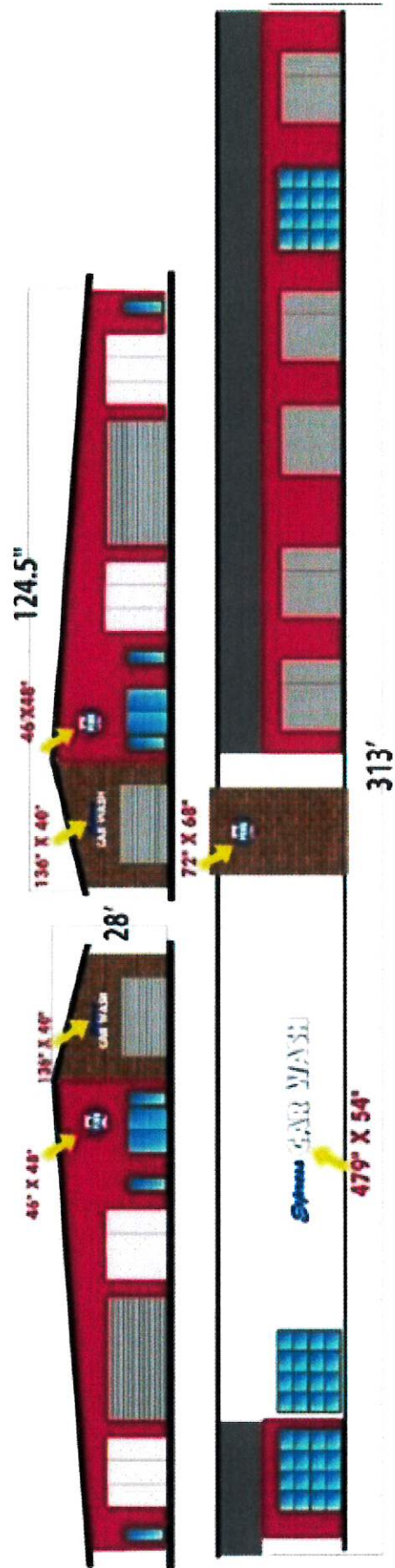
- ☐ A detailed narrative outlining grounds of the Appeal and citing any Zoning Ordinance section number(s) relied upon; and a statement of the specific decision requested of the Board of Zoning Appeals.
- ☐ When an Appeal is filed by an Agent for another party, that party must submit written certification consenting to the Appeal.
- ☐ Filing Fee - \$50.00

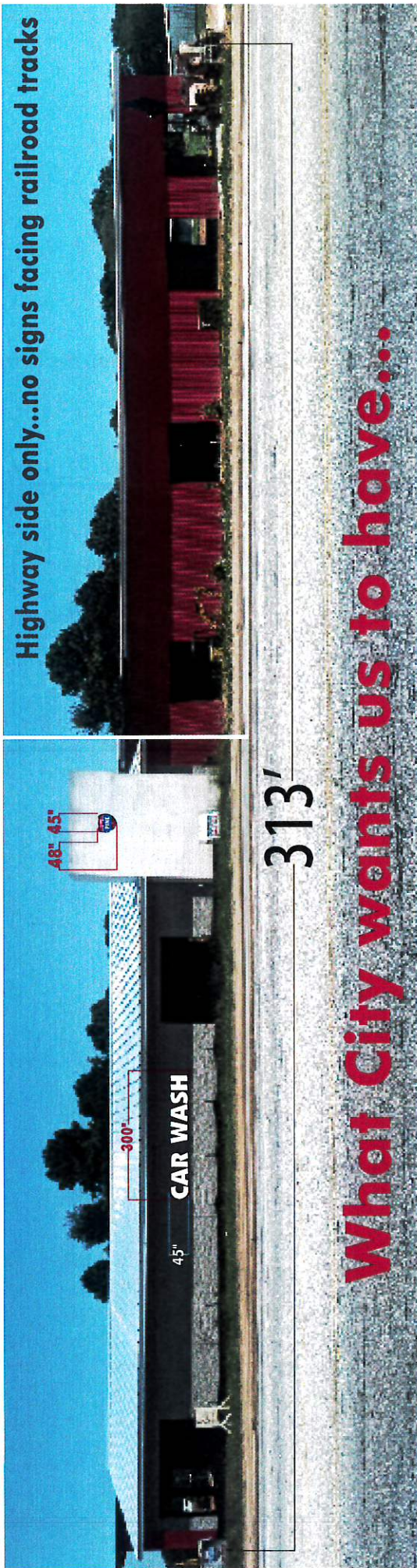
Staff Use Only / Received by: _____

Date Received: _____

Time: _____

Permit Number: _____

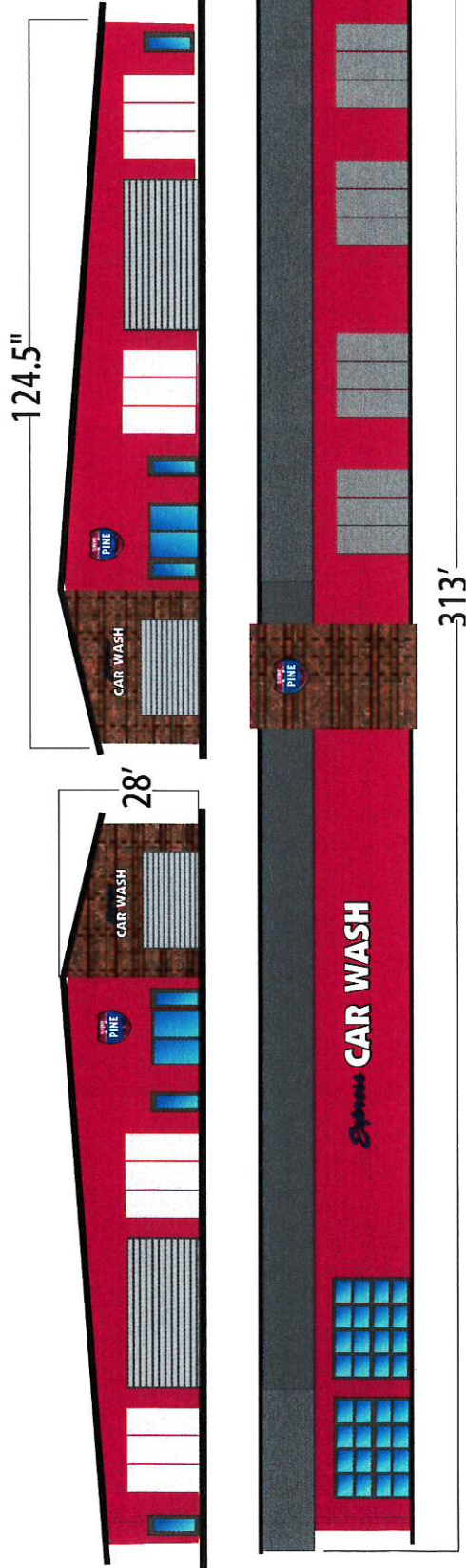




What City wants us to have...



What we need for effectiveness



Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Prior to the installation of a Sign in the City of Spartanburg, a sign permit must be obtained. To ensure that the proposed sign size and installation comply with the City's sign regulations as outlined in the Spartanburg Zoning Ordinance Section 503, the following information must be submitted with your application:

- ☒ **Elevation drawings, pictures, and sign renderings with measurements for proposed signage(s)** showing the height, type, location of the sign with the property dimensions, material of the sign, and any utility of other easements present on the property.

Planning Permit Number: 23-01300065 Building Permit Number: 23-2398 Permit Fee: \$224.

Name of Business or Establishment that sign will Identify Shine near Pine
Address of Business: Street: 1425 Union St. City: SPA State: SC Zip: 29306
Phone: 864-586-1112 Business Owner: Dr. Gerald Hall
Tax Map #: 7-17-10-026.00 (Need Help? Visit this [website](http://www.cityofspartanburg.org) and search by name or location address.)
Zoning District: 1-1 (Looking for the Zoning? Visit this [website](http://www.cityofspartanburg.org) for more information.)

Sign Contractor Name: Skyvision Signs Total Contract Price: \$ 30,000
Address / Street: 153 Phifer Dr. City: SPA State: SC Zip: 29303
City Business License of Current Year #: 042 483650 5
Phone: 864-266-5282 Fax: _____ Email: cole@fruitlandoutdoor.com

For signs located at City zoning districts: (B-1, B-3, B-4, LOD, GID, LC, I-1, I-2)

Linear feet of street frontage where business is located (facing the road) 1000+ FT

Linear feet of the front building wall where individual business is located 313' FT

Types of the signage(s) Wall ☒ Pole ☐ Monument ☐ Directional Sign ☐ Menu Board ☐ Window/Door ☐

*Please Note: A ground-based freestanding business sign shall be no greater than twenty (20) feet in height; &

Any freestanding signs shall be located no less than 10 feet from the street right-of-way and the front property line(s)

For signs located at Downtown Urban Districts: (DT-4, DT-5, & DT-6)

Wall dimension (Primary Frontage) – Front Facades: _____ FT (length) _____ FT (height)

Wall dimension (Secondary walls) – All other facades: _____ FT (length) _____ FT (height)

Types of signage(s): Wall ☐ Theater Marquee ☐ Window/Door ☐ Tenant Identification ☐ First Floor Projecting ☐
Awning ☐ Monument ☐ Post & Arm ☐ Sandwich Board ☐

1- Need Elec. permit
2- How attached to bldg.

Wall Signs

☒ New Sign

☐ Existing Sign (Sign Body / Frame is on the building)

Note: If the sign is existing, please provide photos of the existing signage and current location

1. Overall Dimension:

Length: _____ FT Height: _____ FT

Actual Weight: _____

****Please note:** The Building Department reserves the right to request engineered drawings from a licensed S.C. structural engineer.

2. Type of wall structure sign will be attached to:

☐ Studs ☐ Masonry ☐ Steel ☐ Concrete ☐ Others

Please Provide a detailed description of method of attachment to the wall:

3. Type of lighting use in/on the sign:

☐ Fluorescent ☐ Neon ☐ Halogen ☒ L.E.D ☐ Incandescent ☐ Other ☐ None

Electrical Service for sign is:

☐ Existing Electrical Inspector will verify, in field, proper terminations and wire gauges.

☒ New Install Provide a detailed diagram of electrical circuit – Electrical Inspector will verify in the field.

☐ None Provided

Electrical Load Information:

Lamps: _____

Ballast: _____

Voltage: 110vac/12vdc

Total Conn. Load: 18 amps

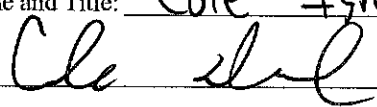
Circuit Required: 8 (20 amp)

This device is U. L. listed and certified: ☒ YES ☐ NO

Checklist Before Submission:

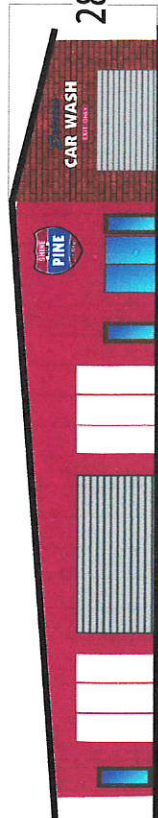
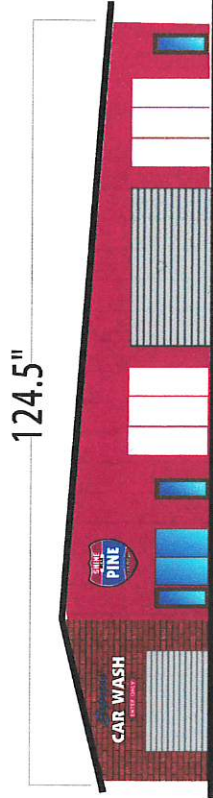
- ☒ Completed Sign Permit Application
- ☒ Contractor Information (including the City Business License Number and Contract Price)
- ☒ Elevation Drawing/Proposed Signage (s) Drawing with Dimensions
- ☐ *For New Freestanding Signage, 10 ft Setback Requirement is Showing on the Drawing

☒ I certify to the best of my knowledge that all information provided is true and correct and all work performed under this permit shall conform to all plans and specifications herewith submitted and shall conform to the City Zoning and Building codes and all the laws and ordinances pertaining thereto. I understand the City of Spartanburg accepts no responsibility for signs that do not conform to covenants or guidelines set by associations. I attest that there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested. If any information is false or misleading, the permit may be considered void and revoked.

Applicant Printed Name and Title: Cole Israel
Applicant Signature:  Date: 7-25-23

For Official Use Only: Date Filed: _____ Action: ☐ Approved ☐ Denied By _____

Comments: _____



313'

PROPOSED SIGN SQUARE FOOTAGE: 413.5

(3) LOGOS ARE 16 SQ FT EACH

SIGNS EACH END ARE 48 SQ FT EACH

LARGE SIGN ON WALL; 269.5 SQ FT

In order for sign package to be effective on such a large building,
we hope to get approval from city for an overage of square footage.
This is suggested to be minimal signage square footage to be effective.
No lettering on Railroad Side

pd

Customer:	Dr. Gerald Hull	Order Date:		Due Date:	
Company:	Shine near Pine Car Wash	Salesperson:			
Address:	Union Street	Sign Dimensions:		Estimate:	
City:	Spartanburg, SC	Customer Approval Signature:			
Phone:					
E-Mail:					

153 Phifer Dr
Spartanburg, SC 29303
864-585-3327

All artwork property of Skyvision Signs and Can Not Be Reutilized Without Consent

Martin Livingston

From: Pieper, Donovan <Donovan.Pieper@crowncastle.com>
Sent: Thursday, August 31, 2023 10:58 AM
To: Martin Livingston; bbeam@tepgroup.net
Cc: Manyatis, Tim; Fontana, Briana; Oksana Holbrooks; Tia Keitt; Nan Zhou
Subject: RE: BZA 142 S Church St - 807210

CAUTION: This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links or responding to this email.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Martin,

First off, thank you and your staff for the help here in processing this request. We have been notified that Dish Network does not wish to proceed with the Zoning Appeal. Please proceed with rescinding that request and let us know if anything is needed on our end.

Thank you,

DONOVAN PIEPER

Service Delivery Supervisor

T: (205) 909-2039 | M: (205) 261-3323 | F: (724) 416-4045

CROWN CASTLE

CrownCastle.com

From: Martin Livingston <mlivingston@cityofspartanburg.org>
Sent: Wednesday, August 30, 2023 8:23 AM
To: Pieper, Donovan <Donovan.Pieper@crowncastle.com>; bbeam@tepgroup.net
Cc: Manyatis, Tim <Tim.Manyatis@crowncastle.com>; Fontana, Briana <Briana.Fontana@crowncastle.com>; Oksana Holbrooks <oholbrooks@cityofspartanburg.org>; Tia Keitt <tkeitt@cityofspartanburg.org>; Nan Zhou <nzhou@cityofspartanburg.org>
Subject: RE: BZA 142 S Church St
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Applicant:

Please note that staff has received your application for the cell tower antenna to the City of Spartanburg's Board of Zoning Appeals (BZA). The meeting is scheduled for **Tuesday, September 12, 2023, at 5:15 PM** in the City Council Chambers at 145 W. Broad Street. City staff will be required to provide the following notifications and postings regarding the meeting:

1. City staff is required to send a notice to property owners within 400 feet of the subject parcel(s) to make property owners aware of the request. Property owners immediately adjacent to the subject property will receive a certified letter regarding the request.
2. City staff is required to post the property. A yard sign notifying the public of the request and meeting regarding the subject property will appear on the property this week.
3. City staff is required to make the public aware of the request by posting the request in the newspaper of general circulation. A legal ad will appear in the Spartanburg Herald Journal Newspaper regarding the request on **Monday, August 28, 2023**.

Attached for your review is a copy of the notice that was sent to surrounding property owners for your records. The property owner should receive a copy of the notice in the mail. If you have any questions, I can be reached by email or the number provided below or at planning@cityofspartanburg.org. Thanks.

Martin L. Livingston, Jr., AICP, CPM

City of Spartanburg
PO Box 1749
Spartanburg, SC 29304
Phone: (864) 580-5323
www.cityofspartanburg.org

From: Oksana Holbrooks <oholbrooks@cityofspartanburg.org>

Sent: Wednesday, August 30, 2023 8:25 AM

To: Martin Livingston <mlivingston@cityofspartanburg.org>; Pieper, Donovan <Donovan.Pieper@crowncastle.com>; bbeam@tepgroup.net

Cc: Manyatis, Tim <Tim.Manyatis@crowncastle.com>; Fontana, Briana <Briana.Fontana@crowncastle.com>

Subject: RE: BZA 142 S Church St

Good morning,

Thank you for your inquiry. I have cc the assigned Planner for an update. Please let me know if you have any further questions

Oksana Holbrooks

Planning Department / City of Spartanburg
PO Box 1749, Spartanburg, SC 29304 / (864)580-5269
planning@cityofspartanburg.org



From: Pieper, Donovan <Donovan.Pieper@crowncastle.com>

Sent: Tuesday, August 29, 2023 4:43 PM

To: Oksana Holbrooks <oholbrooks@cityofspartanburg.org>; bbeam@tepgroup.net

Cc: Manyatis, Tim <Tim.Manyatis@crowncastle.com>; Fontana, Briana <Briana.Fontana@crowncastle.com>

Subject: RE: BZA 142 S Church St

CAUTION: This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links or responding to this email.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Oksana,

I wanted to check in on next steps for this site that we sent in the attached zoning appeal form. Is there anything needed on our end or questions? When are the expected timelines for next steps?

Thank you,

DONOVAN PIEPER

Service Delivery Supervisor

T: (205) 909-2039 | M: (205) 261-3323 | F: (724) 416-4045

CROWN CASTLE

CrownCastle.com

From: Oksana Holbrooks <oholbrooks@cityofspartanburg.org>
Sent: Wednesday, August 23, 2023 7:25 AM
To: Pieper, Donovan <Donovan.Pieper@crowncastle.com>; bbeam@tepgroup.net
Cc: Manyatis, Tim <Tim.Manyatis@crowncastle.com>
Subject: RE: BZA 142 S Church St

You don't often get email from oholbrooks@cityofspartanburg.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Thank you for your payment. This will be applied to the permit.

Oksana Holbrooks

Planning Department / City of Spartanburg

PO Box 1749, Spartanburg, SC 29304 / (864)580-5269

planning@cityofspartanburg.org



From: Pieper, Donovan <Donovan.Pieper@crowncastle.com>
Sent: Tuesday, August 22, 2023 4:01 PM
To: Oksana Holbrooks <oholbrooks@cityofspartanburg.org>; bbeam@tepgroup.net
Cc: Manyatis, Tim <Tim.Manyatis@crowncastle.com>
Subject: RE: BZA 142 S Church St

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

This has been paid via the online system, see attached for reference.

Thank you,

DONOVAN PIEPER

Service Delivery Supervisor

T: (205) 909-2039 | M: (205) 261-3323 | F: (724) 416-4045

CROWN CASTLE

CrownCastle.com

From: Oksana Holbrooks <oholbrooks@cityofspartanburg.org>

Sent: Tuesday, August 22, 2023 2:11 PM

To: bbeam@tepgroup.net

Cc: Pieper, Donovan <donovan.pieper@crowncastle.com>

Subject: FW: BZA 142 S Church St

You don't often get email from oholbrooks@cityofspartanburg.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Oksana Holbrooks

Sent: Tuesday, August 22, 2023 3:08 PM

To: bbeam@tepgroup.com

Cc: donovan.pieper@crowncastle.com

Subject: BZA 142 S Church St

Good afternoon,

Your Board of Zoning Appeals Application has been logged into the system. The Planner will start reviewing it shortly. If we have any questions, we will let you know.
At the meantime, if you wish to pay the Zoning Appeals Application Reviewing Fee **in the amount of \$150.00**, you can use the **reference number 23-00200011** to pay online.

<https://ssl.sc.gov/checkout/CityOfSpartanburg/PlanningZoning.html>

Thank you

Oksana Holbrooks

Planning Department / City of Spartanburg

PO Box 1749, Spartanburg, SC 29304 / (864)580-5269

planning@cityofspartanburg.org



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This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an intended recipient, please delete this email.

This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an intended recipient, please delete this email.