

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 4:00 pm within ten (10) business days of the date of the written decision or interpretation.
2. You must attach a statement addressing the reasons that you believe the administrator erred in his determination or interpretation of the City Code regarding the subject property.
3. You must attach any other information relevant to the disputed item, and if applicable, a scaled drawing of the property that reflects, at a minimum, the following:
 - Property lines, existing buildings, and other relevant site improvements;
 - The nature (and dimensions) of the disputed item;
 - Existing buildings and other relevant site improvements on adjacent properties; and
 - Topographic, natural features, etc.
4. You must attach the required application fee:
 - For appeal to the Board of Zoning Appeals: \$250.00 for persons having rights in contract in the subject land; \$50.00 for those adjacent to the subject land.
 - For appeal to the Design Review Board: \$150.00 for signs and single-family residential; \$300.00 for all other.
 - For appeal to the Planning Commission: \$250.00.
5. The administrator will review the application for "sufficiency" pursuant to **section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on a public hearing agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**
6. You must post the subject property at least 15 days prior to the scheduled hearing date.
 - The appellant acknowledges receiving _____ "Public Hearing" sign(s) and Posting Instructions from the Planning Office.

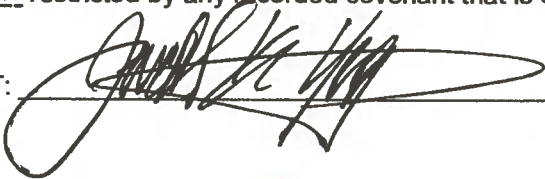
- _____
7. The appellant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the appellant and property owner affirm that the tract or parcel of land subject of this application is, or is not, restricted by any recorded covenant that is contrary to, conflicts with, or prohibits, the requested activity.

If the planning office has actual notice that a restrictive covenant is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

To that end, the appellant hereby affirms that the tract or parcel of land subject of the attached application **IS** _____ or **IS NOT** X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

APPELLANT: _____



DATE: _____

8.31.21

PROPERTY OWNER: _____

Kelly Stoner

Real Estate Manager

DATE: _____

8/31/21

August 27, 2021

Attachment to Application for Appeal of Administrator's Decision or Interpretation
Verizon – 469 Congaree Rd., Greenville, SC

Verizon originally sought to replace/repair the damaged, non-structural faces of the existing pylon along Interstate 385, but their sign permit was denied. The Verizon pylon sign is a pre-existing, non-conforming pylon sign that legally existed prior to the new ordinance being adopted. According to Article 19-9 Nonconformities, "It is the intent of this chapter to permit these nonconforming situations to continue until they are removed. . ." The existing pylon is not being removed and we believe that changing the non-structural sign faces is covered by 19-9.1.4 "Repairs, Maintenance and Reconstruction" since replacing the damaged faces does not extend, expand, or enlarge the nonconforming use, structure, or sign. Verizon does not want to remove the damaged face until they are assured they can obtain a sign permit to replace the damaged face(s).

This face change of the pylon is typical to other locations in the city within the C-3 Regional Commercial District where pre-existing nonconforming pylons and signage are refaced with tenant changes such as at multi-tenant strip centers. Additionally, the face change repair/replacement is less than 50% of the pylons replacement value and does not alter or impact the pylons structural integrity or extend the pylons useful life.



Planning and Development

26 August 2021

Verizon Wireless
469 Congaree Rd
Greenville SC 29607

Re: Sign Violation
469 Congaree Rd

Zoning District: C-3
TM# 054303-01-00501

Dear Verizon Management,

A recent inspection of the above referenced property revealed violation(s) of the following section(s) of the City of Greenville Code of Ordinances:

Large pylon sign at northern most corner of the parking lot: Sign face on one side is dilapidated, photo included with letter. Sign must be removed.

Sec. 19-9.5.1(A)(1) states: (A) Subject to the provisions set forth in this section, nonconforming signs may continue in operation and maintenance provided that nonconforming signs: (1) Shall not be changed or replaced with another nonconforming sign.

This sign must be removed within 30 days of this date. A compliance date of 27 September 2021 has been set.

Penalties: If the required corrective actions are not completed by the stated date, administrative summonses may be issued for you to appear in Municipal Court. For each violation, you may be punished by a fine of not more than \$1205.00 and/or by imprisonment for not more than 30 days. Each day any violation continues shall constitute a separate offense.

Right to Appeal: If you believe the staff erred in its decision, you have the right to appeal to the Board of Zoning Appeals. The appeal must be filed with the Zoning Administrator within 10 business days of the date of this letter and must indicate the reasons you believe the decision is illegal, either in whole or in part. A notice of appeal is available at our web address <https://www.greenvillesc.gov> or by calling our office at 864-467-4476.

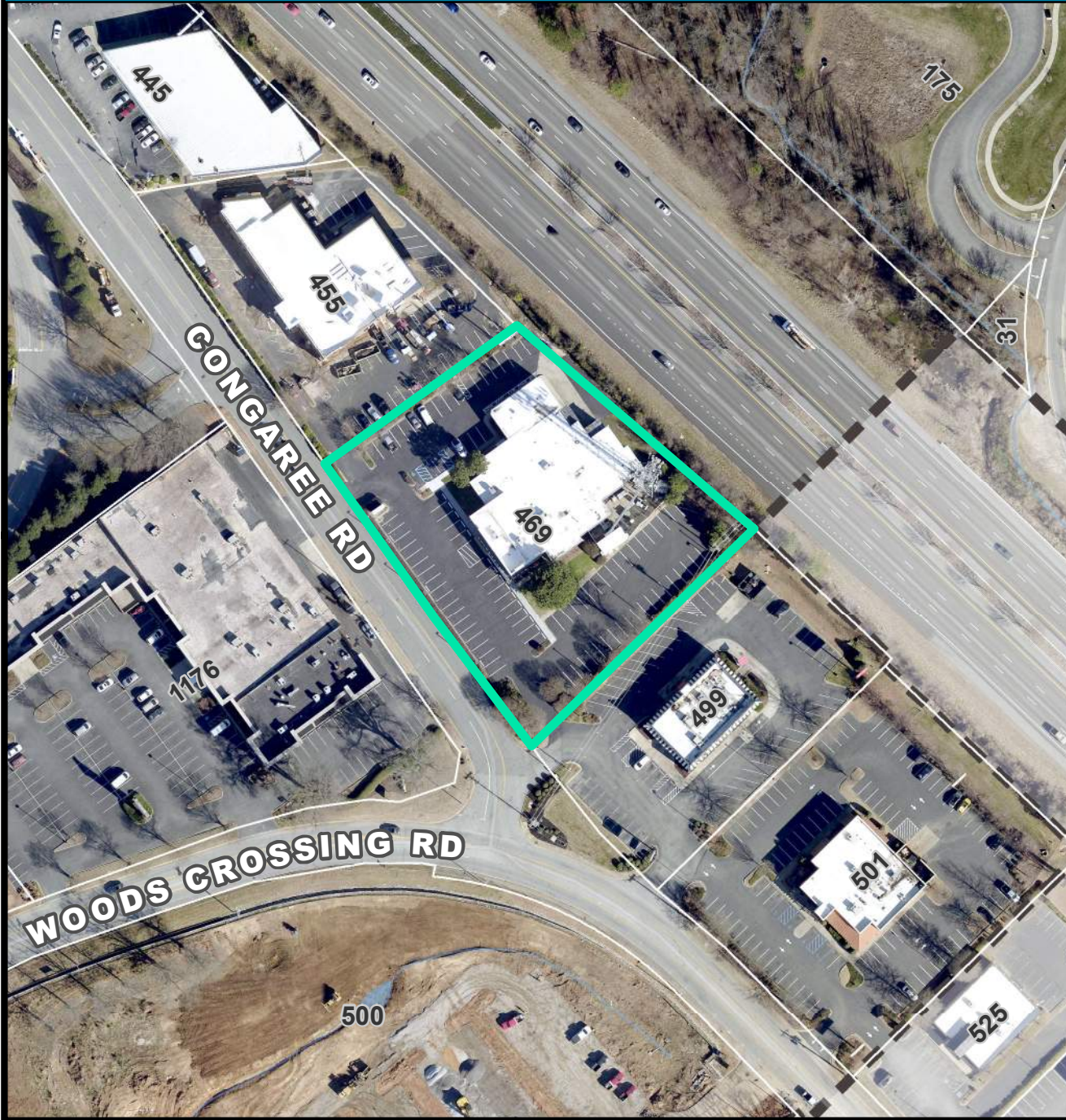
Please call to discuss this issue with me.

Sincerely,

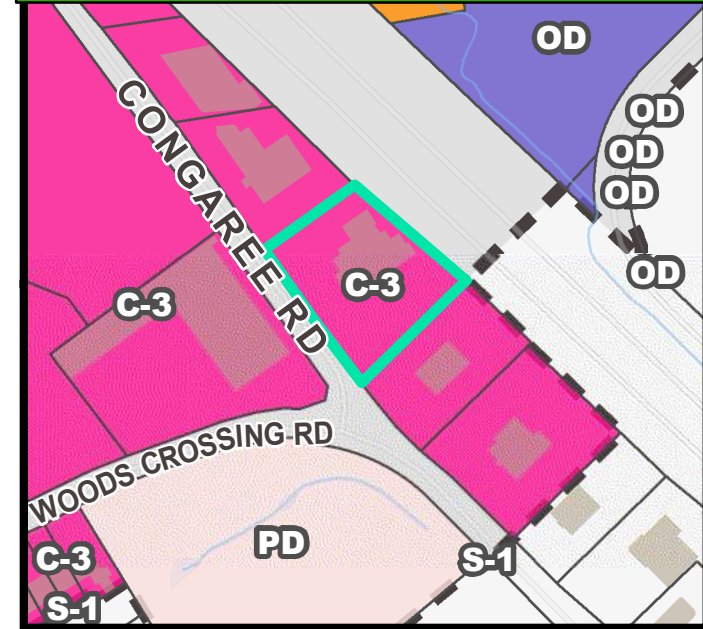
John Hamlett
Zoning Enforcement Officer
864-467-4473

A 21-696 • 469 CONGAREE ROAD

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

