

City of Easley

Board of Zoning Appeals

September 22, 2026

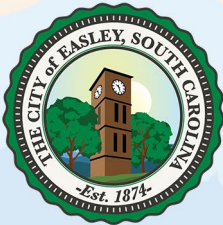
5:30 PM

CALL TO ORDER- Jerry Garret, Chairman

ITEMS ON THE AGENDA

The Meeting is open to the public and will be held at 5:30 pm on September 22, 2026, at the Law Enforcement Center - Council Chambers located at 220 NW Main St, Easley, SC 29640.

- 1. VAR-26-04 - A Special Exception Application request for the uses of Restaurant (Full Service, Pick-Up) and Bar or Nightclub within the Neighborhood Commercial (NC) Zoning District.
Location: 109 Brushy Creek Road (TMS# 5029-18-40-9337).
This item was previously tabled.**
- 2. VAR-26-06 - Variance Request: Request to exceed the sign height (UDO Section 10.2.2(A)) of 15' to 40' and sign area (UDO Section 10.3.1(A)) in the General Commercial (GC) Zoning District.
Location: 4845 Calhoun Memorial Hwy (TMS Map: 5039-19-62-3116)**



-THE CITY OF- EASLEY SOUTH CAROLINA

Minutes

Board of Zoning and Appeals – September 22, 2026 @ 5:30 p.m.

Present:

Jerry Garrett – Chair - Term Expires: 12/31/26

Lucas Durham - Term Expires: 12/31/27

Alex Hensley - Term Expires: 12/31/29

Not -present

Kevin Dillard - Term Expires: 12/31/2028

Chairman Garrett opened meeting

Item No. 1 - • VAR-26-04

Greg Gordos, AICP presented Staff report (continuation of June 16th facts of record)

Public Comment:

1. inquired about location of Hayes Road
2. opposed due to traffic
3. opposed due to noise, cut-through traffic, traffic-study conducted in summer
4. applicant: agree to condition to close at 10pm
5. inquired about names of Board members, staff; opposed due to neighborhood character
6. inquired why the median should be removed per TIA recommendation
7. opposed due to architectural fit, UDO 4.10 procedures, buffer width
8. opposed due to "fit"; reference noise issues at Avalon Circle near commercial use; variance vs. SE procedure perscribed by state law discussed and answered by City Planner
9. opposed due to residential area
10. opposed due to challenges turning on Brushy Creek Road

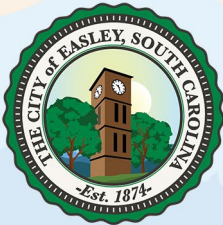
Chair Garrett requested call for action:

Member Durham – motion to deny (criteria: impact on public infrastructure/parking)

Member Hensley – second

Chair Garrett requested call for vote:

Vote 3-0



-THE CITY OF- **EASLEY** SOUTH CAROLINA

Minutes

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Present:

Jerry Garrett – Chair - Term Expires: 12/31/26

Lucas Durham - Term Expires: 12/31/27

Alex Hensley - Term Expires: 12/31/29

Item No. H - • VAR-26-0C

Greg Gordos, AICP, presented Staff report and findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. The conditions are not the result of the applicant's own actions.
4. Granting of the variance would not substantially conflict with the Comprehensive Plan, other adopted regional plans, and the purposes and intent of this Ordinance.
5. Because of these conditions, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
6. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the zone will not be harmed by the granting of the variance.

Public Comment:

1. applicant stated the intended height of 40' was to match the nearby Walmart shopping center sign which measures 34'7" based on a recent survey
2. opposed due to new lower sign standards making the city look better
3. Planning and Development Director Mario DiPietro describes history lowering signs to 15' height
4. conflicts at the median; traffic concerns
5. testifies no one will have trouble having finding Target location
6. existing businesses (Freddy's, QT) meet requirements; can the sign be wider?

Chair Garrett requested call for action:

Member Durham – motion to table (request: resubmit alternative proposal/rendering)

Member Hensley – second

Chair Garrett requested call for vote:

Vote 3-0

Adjourn

Secretary: Gregory Gordos AICP