



# MINUTES

## BOARD OF ZONING APPEALS

### AGENDA WORKSHOP

Tuesday, March 7, 2023 - 12:00 p.m. (noon)

Virtual Meeting - WebEx

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**NOTICE OF MEETING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on January 6, 2023, via the Greenville City Website. In addition, the agenda for this meeting was posted and emailed to all persons, organizations, and news media requesting notice.

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**1. Call to Order**

No Call to Order

Board Members in attendance: Chairman Chris Price, Stephanie Gates, Ken Betsch, Krish Patel and Lauren Rounsville

Absent: Seph Wunder

**2. OLD BUSINESS**

**A. None**

**3. NEW BUSINESS**

Chris Price stated that he has a conflict of interest on S 21-634.

**A. S 21-634**

Application by Eric Speckman for a one-year permit extension to a **SPECIAL EXCEPTION** to establish a 'Restaurant with drive-through' use in an RDV, Redevelopment district at **515 PENDLETON ST** (TM# 008000-05-00200, 008000-05-00300, 008000-05-00301, 008000-05-00400)

*Application was presented by Senior Development Planner Ross Zelenske*

- The Board asked to clarify there are no additional special exception changes and this is an extension of the previous approval.

**B. S 22-765**

Application by 916 E Washington, LLC (Tim Kearns) for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **916 E WASHINGTON ST** (TM# 006500-01-00700)

*Application was presented by Senior Development Planner Ross Zelenske*

- The Board asked what the overall parking requirement was for the uses.
  - Staff responded that at least three for the hotel and two for the office for a total of five.
- The Board asked about connectivity to the Swamp Rabbit Trail.
  - Staff responded that a connection would not be made as part of this new space as the property does directly abut the proposed trail location. Staff provided additional details on the status of this trail connection.

**C. S 23-087**

Application by KEEL Concepts, Inc. (Adam Roberts, AIA) on behalf of Howard Dozier dba Cowboy Up for a **SPECIAL EXCEPTION** to establish a 'Bar' use operating after midnight in a C-4, Central Business district at **17 E COFFEE ST** (TM# 000100-06-00800)

*Application was presented by Senior Development Planner Ross Zelenske*

- The Board asked about neighboring complaints on noise.
- The Board asked about accessibility for exits.

#### **4. Adjournment**

The meeting adjourned at 12:42 p.m.

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Staff Present: Leigh Paoletti, City Attorney; Kristopher Kurjiaka, Principal Development Planner; Ross Zelenske, Senior Development Planner; Mary Douglas Hirsch, Planning Administrator; Sharon Key, Planning Coordinator

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**Minutes prepared by Sharon Key and Ross Zelenske.**