



MINUTES

BOARD OF ZONING APPEALS

REGULAR MEETING

Thursday, February 10, 2022 - 4:00 p.m.
Greenville Convention Center, 1 Exposition Drive, Room 102

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Board's Meetings was provided on January 1, 2022 via the Greenville City Website. The Agenda for this Meeting was posted outside the meeting place and was emailed to all persons, organizations, and news media requesting notice. In addition, notice for public hearings was published in the Greenville News, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

A copy of staff reports and recommendations were posted with the meeting agenda.

1. **Call to Order**
Chairman Chris Price
2. **Welcome and Opening Remarks from the Chair**
Chairman Chris Price
3. **Roll Call**
The following member of the Board of Zoning Appeals were in attendance: Chris Price (Chair), Seph Wunder (Vice Chair), Stephanie Gates, Ken Betsch, Lauren Rounsville, Krish Patel

Absent: Frederick Turner
4. **Approval of Minutes**
 - A. **January 11, 2021 – Workshop**
Approved as submitted
 - B. **January 13, 2021 – Regular Meeting**
Approved as submitted
5. **Call for Public Notice Affidavit from Applicants**
Staff reported that all public notice affidavits were received.
6. **Acceptance of Agenda**
The agenda was accepted as distributed to the Board.
7. **Conflict of Interest Statement**
None
8. **NEW BUSINESS**
 - A. **S 22-043**

Application by Echo Park (John Russ) for a **SPECIAL EXCEPTION** to operate an 'Automobile sales' use in an S-1, Service district at **2930 LAURENS RD** (TM# M01002-01-00900)

(Presented by Development Planner Ross Zelenske)

Applicant Presentation

Martin Walsh, 11604 West Hampton, Charlotte, NC

- Discussed project updates and made himself available for questions.

Public Comments

None

***Motion: Mr. Betsch moved to approve special exception request S 22-043 with conditions based on the findings that use is consistent with the Comprehensive Plan, the use is consistent with use-specific standards, the use is compatible with surrounding lands, and that the use does not have substantial adverse impacts. Conditions include:**

1. The use of the property shall substantially conform to the testimony of the applicant and the content of the application.
2. The Special Exception Permit shall be limited to the applicant, EchoPark SC, LLC, and is not transferrable.

Second by Mr. Wunder.

The motion overturned by a vote of 6-0.

10. Other Business

A. Staff update on current planning projects.

None

11. Adjournment

The meeting adjourned at 4:15 p.m.

Staff Present: Logan Wells, Assistant City Attorney; Ross Zelenske, Development Planner; Sharon Key, Planning Coordinator
