



City of Greenville
Board of Zoning Appeals
Minutes of the February 13, 2020 Regular Meeting
10th Floor City Council Chambers – City Hall 4:00 PM
Meeting Notice Posted on January 29, 2020
Minutes prepared by Brennan Williams

Members Present: Chris Price, Luis Martinez, Stephanie Gates, Ken Betsch, Nika White, Keith Jones

Members Absent: Seph Wunder

Staff Present: Brennan Williams, Development Planner; Leigh Paoletti, Assistant City Attorney; Courtney Powell, Senior Development Planner; Matt Lonnerstater, Development Planner

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, 2020 via the Greenville City Website. The Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) 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.

CALL TO ORDER: Chairperson Price called the meeting to order at 4:03 PM.

APPROVAL OF MINUTES: The Board approved the Minutes of the January 9, 2020 meeting.

ACCEPTANCE OF AGENDA: The Board approved the February 13, 2020, agenda.

CONFLICT OF INTEREST: None.

OLD BUSINESS:

A. V 19-880

Application by CHAD STEPP for a **VARIANCE** to front setback located at **WILSHIRE DR** (TM# 018400-05-06409)

Williams presented the staff report.

Chad Stepp, applicant and property owner, was available for any questions.

There was no public comment.

Betsch made a motion to approve the application. Gates seconded the motion. The motion passed 6-0.

NEW BUSINESS:

A. S 19-903

Application by BRADSHAW FAMILY LP for a **SPECIAL EXCEPTION** to expand the existing outbuilding located in front of an automobile sales use located at **330 WOODRUFF RD** (TM# 026200-01-00103)

Williams presented the staff report.

Chip Fogleman, engineer representing the applicant, was available for any questions.

Board questions for the applicant included the status of the previously proposed storage building.

There was no public comment.

Betsch made a motion to approve the application with the conditions that 1) the use of the property shall substantially conform to the testimony of the applicant and the content of the application, and 2) the special exception permit shall be limited to the applicant, Bradshaw Family, Limited Partnership, and is not transferrable. Martinez seconded the motion. The motion passed 6-0.

B. S 20-004

Application by Northside Traders LLC for a **SPECIAL EXCEPTION** to establish visitor accommodations located at **510 S ACADEMY ST** (TM# 007400-03-00300)

Williams presented the staff report. Board questions for staff included: whether the use would be acceptable for staff if the proposed structure were able to meet required setbacks, whether more than one structure is allowed on the property, whether a single-family structure was previously approved at this site, and whether the City maintains the adjacent alley, how is traffic considered for this use.

Tad Mallory, applicant and property owner, presented the application.

Board questions for the applicant included how many units are being proposed. Applicant responded one.

Mike Nowik and Dan Jacobs spoke in opposition of the project.

The applicant was allowed to rebut. The applicant explained that the West End Neighborhood Association was in favor of the application.

Board discussion included the lack of a site plan included with the application, parking for the proposed use and the existing commercial use, the proposed use's effect on the adjacent property values, whether a one unit hotel use would be less intense than other permitted uses on the property, whether the use would be limited to only the proposed location in the application, and the siting of the proposed use.

The Board asked whether the applicant would agree to defer the application until next month's meeting to clarify the site plans for the proposed use. The applicant agreed.

Jones made a motion to defer the application until the March 12, 2020, meeting. White seconded the motion. The motion passed 6-0.

C. S 20-014

Application by BRADSHAW FAMILY LP for a **SPECIAL EXCEPTION** to allow automobile sales located at **9 KELLETT DR, 2508 LAURENS RD, 2510 LAURENS RD, & 2512 LAURENS RD** (TM# 026300-01-01301, 026300-01-01200, 026300-01-01501, & 026300-01-01800)

Williams presented the staff report.

Board questions for staff included the location of landscape islands.

Chip Fogleman, engineer representing the applicant, was available for any questions.

Board questions for the applicant included whether curb cuts would be eliminated and the location of entrances to the property.

There was no public comment.

Martinez made a motion to approve the application with the conditions that 1) the use of the property shall substantially conform to the testimony of the applicant and the content of the application, and 2) the special exception permit shall be limited to the applicant, Bradshaw Family, Limited Partnership, and is not transferrable. Betsch seconded the motion. The motion passed 6-0.

D. S 20-025

Application by Flying Rabbit Adventures LLC for a **SPECIAL EXCEPTION** to allow a park located at **RECTOR ST & E WASHINGTON ST** (TM# 019500-05-01400, 019500-05-02300, 019500-05-02500, & 019500-05-02600)

Williams presented the staff report.

Jonathan Simmons, applicant, was available for any questions.

Board questions for the applicant included whether the business has any other locations, how the aerial courses are designed, whether free fall devices will be included, location parking, whether the park will cross over the swamp rabbit trail, and the feasibility of an ADA accessible path to the swamp rabbit trail.

The property owner, Darryl Holland, stated his property is not contiguous to the swamp rabbit trail.

Andrew Long, Leslie Owens, and Hyman Lara spoke in favor of the application.

Board discussion included the pedestrian access to the swamp rabbit trail to the maximum extent practicable.

Jones made a motion to approve the application with the conditions that 1) the use of the property shall substantially conform to the testimony of the applicant and the content of the application, and 2) the applicant shall provide a public accessible bicycle and pedestrian connection to the future Swamp Rabbit Trail to the maximum extent practicable. White seconded. The motion passed 6-0.

Adjourned 5:23 PM.