



MINUTES

BOARD OF ZONING APPEALS

REGULAR MEETING

Thursday, March 10, 2022 - 4:00 p.m.
Greenville Convention Center, 1 Exposition Drive, Room 104

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, Frederick Turner

Absent: **None**
4. **Approval of Minutes**
 - A. **February 8, 2022 – Workshop**
Approved as submitted
 - B. **February 10, 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 22-047**

Application by Life Storage LP (Mutinta Moonga) for a **SPECIAL EXCEPTION** to operate a 'Self-service storage' use in a C-3, Regional commercial district at **2422 LAURENS RD** (TM# 026300-01-00504)

(Presented by Principal Development Planner Kris Kurjiaka)

Applicant Presentation

Applicant was present but declined to speak.

Public Comments

None

***Motion: Mr. Betsch moved to approve special exception request S 22-047 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 operation of the establishment shall substantially conform to the testimony of the Applicant, Life Storage LP, the property (TM #0263000100504), and the content of the application.**

Second by Mr. Wunder.

The motion passes by a vote of 7-0.

B. S 22-129

Application by PeakNet, LLC and Williams Mullens (Thomas H. Johnson, Jr) for a **SPECIAL EXCEPTION** to construct a 'Communication tower, freestanding' in a C-3, Regional commercial district at **1040 KEYS DR** (TM# 054702-01-00102)

(Presented by Principal Development Planner Kris Kurjiaka)

Applicant Presentation

Tom Johnson, 301 Fayetteville St, Raleigh, NC

- Discussed project updates and made himself available for questions.

Public Comments

None

***Motion: Mr. Wunder moved to approve special exception request S 22-129 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 Special Exception Permit shall be limited to PeakNet, LLC and is not transferrable.**
- 2. The Special Exception Permit shall be recorded in the Greenville County Office of the Register of Deeds upon execution by the Administrator.**
- 3. Operation of the establishment shall be limited to a 'Communication tower, freestanding' as defined by the City Code and substantially conform to the testimony of the Applicant and the content of the application. Modification of the communication tower that would be considered a substantial**

modification under 47 C.F.R. § 1.6100 and/or the Land Management Ordinance shall require the Applicant to seek a modification of the Special Exception Permit.

- 4. The use shall comply with the Use Specific Standards for a “Communication tower, freestanding.”**

Second by Mr. Betsch.

The motion passes by a vote of 7-0.

C. S 22-132

Application by Homes of Hope, Inc and The Randolph Group (Jeffrey B Randolph) for a **SPECIAL EXCEPTION** to expand a ‘Group living, other’ use in an RDV, Redevelopment district at **610 PENDLETON ST** (TM# 008000-01-01100)
(Presented by Principal Development Planner Kris Kurjiaka)

Applicant Presentation

Jeff Randolph, 607 Pendleton St. Greenville, SC

- Discussed project updates and made himself available for questions.

Public Comments

None

***Motion: Mr. Betsch moved to approve special exception request S 22-132 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, Homes of Hope, Inc, and is not transferrable.**

Second by Mr. Wunder.

The motion overturned by a vote of 7-0.

10. Other Business

A. Staff update on current planning projects.

Kris Kurjiaka provides updates on the Land Management Ordinance rewrite.

11. Adjournment

The meeting adjourned at 4:43 p.m.

Staff Present: Leigh Paoletti, Interim City Attorney; Kris Kurjiaka, Principal Development Planner; Ross Zelenske, Senior Development Planner; Sharon Key Planning Coordinator; Harold Evangelista, Development Planner; and Jordan Harris, Associate Development Planner
