



MINUTES

BOARD OF ZONING APPEALS

AGENDA WORKSHOP

Tuesday, June 6, 2023 - 12:00 p.m. (noon)

Virtual Meeting - WebEx

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on June 2, 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.

1. Call to Order

No Call to Order

Board Members in attendance: Stephanie Gates, Ken Betsch, Mark Herro and Lauren Rounsville

Absent: Chair Chris Price, Vice Chair Seph Wunder, and Krish Patel

2. OLD BUSINESS

A. None

3. NEW BUSINESS

A. S 23-343

Application by David and Goliath, LLC (Geoff Cannada) dba The Radio Room for a **SPECIAL EXCEPTION** to establish a 'Nightclub' use operating after midnight in a C-3, Regional commercial district at **28 LIBERTY LN** (TM# 026600-01-01200)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked to clarify location.
- The Board asked to clarify previous venue business issues.
- The Board asked about parking.

B. S 23-346

Application by Pennoni Associates, Inc. (Jason Sheridan) on behalf of Driven Brands (Wilson Coor) dba Take 5 for a **SPECIAL EXCEPTION** to establish an 'Automobile wash' use in a C-3, Regional commercial district at **301 S PLEASANTBURG DR** (TM# 026600-01-01108, 026600-01-01121, 026600-01-01109)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked about nodes and criteria.

C. S 23-351

Application by Satgalls Corporation (William Satterfield) dba Field House Downtown for a **SPECIAL EXCEPTION** to establish a 'Bar' use operating after midnight in a C-4, Central business district at **36 S MAIN ST** (TM# 000100-03-00700)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked about smoking area location.
- The Board asked about motion requirements.

D. S 23-358

Application by HPM, LLC (Christopher Hogan) for a **SPECIAL EXCEPTION** to establish a 'Bed and breakfast inn' (short-term rental) use operating in a RM-2, Single-family and multifamily residential district at **319 GROVE RD** (TM# 021800-07-01300)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked for clarity with Bed and Breakfast being allowed in residential.

4. Adjournment

The meeting adjourned at 1:06 p.m.

Staff Present: Eva Bateman, Assistant City Attorney; Kristopher Kurjiaka, Principal Development Planner; Ross Zelenske, Senior Development Planner; Sharon Key, Planning Coordinator

Minutes prepared by Sharon Key and Ross Zelenske.