



**City of Greenville**  
**Board of Zoning Appeals**  
**Minutes of the July 8<sup>th</sup>, 2021 Regular Meeting**  
**Greenville Convention Center - 4:00 PM**  
**Meeting Notice Posted on June 23<sup>rd</sup>, 2021**  
Minutes prepared by Matt Lonnerstater and Sharon Key

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Members Present: Chris Price (Chair), Seph Wunder (Vice-Chair), Stephanie Gates, Ken Betsch, Frederick Turner

Members Absent: None

Staff Present: Kristopher Kurjiaka, Senior Development Planner; Leigh Paoletti, Assistant City Attorney; Jonathan Graham, Planning Director; Courtney Powell, Planning Administrator; Matthew Lonnerstater, Development Planner; Harold Evangelista, Development Planner; Ross Zelenske, Development Planner; Jordan Harris, Associate Planner; Hannah Slyce, Landscape Architect; Sophia Brennan, Planning & Development Intern

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**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 4:01 PM.

**APPROVAL OF MINUTES:** The Board approved the minutes for the June 8<sup>th</sup>, 2021 Agenda Workshop and June 10<sup>th</sup>, 2021 Regular Meeting and Public Hearing.

**PUBLIC NOTICE AFFIDAVITS:** In order

**ACCEPTANCE OF AGENDA:** The Board approved the July 8<sup>th</sup>, 2021 agenda as presented.

**CONFLICT OF INTEREST:** None stated.

**NEW BUSINESS:**

A. **S 21-452**

Application by Michelle Kilcoyne for a **SPECIAL EXCEPTION** to establish a hotel use (short-term rental) at **404 PETTIGRU ST.** (TM# 004500-01-00500).

Staff report presented by Matthew Lonnerstater

- Note: Full staff report is on file at the Planning Office and at [www.greenvillesc.gov/agendacenter](http://www.greenvillesc.gov/agendacenter)
- **Staff Recommendation: Approval with conditions.**

Applicant presentation:

- Michelle Kilcoyne, Applicant, 404 Pettigru St. was available to answer questions.
- Ken Betsch asked the application to clarify the reason for the proposed change of use.
  - The applicant responded stating a desire to fulfill short rentals for business in the marketplace for, example nursing staff working short term contract work.
- Fredrick Turner asked if there would be a limit on time frame of stays
  - The applicant responded stating no limit.

Public comments:

- No one from the public spoke in favor or against the application.

Board Discussion

**\*Motion: Ken Betsch made a motion to approve special exception request S 21-452 with staff 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 the applicant, Michelle Kilcoyne, and shall not be transferrable; 2) off-street parking shall be provided consistent with parking requirements for hotel/motel uses at the time of building permit request; and 3) the use of the property shall substantially conform to the testimony of the applicant and content of the application and submitted documents.**

**Seph Wunder seconded the motion.**

**The motion was approved by a vote of 5-0.**

**B. S 21-455**

Application by Jeff Tomascak dba Formula One Investments, LLC for a **SPECIAL EXCEPTION** to establish an automobile sales and automobile service use at **2750 LAURENS RD.** (TM# 027200-01-00800).

Staff report presented by Matt Lonnerstater

- Note: Full staff report is on file at the Planning Office and at [www.greenvillesc.gov/agendacenter](http://www.greenvillesc.gov/agendacenter)
- **Staff Recommendation: Approval, with conditions.**
- Ken Betsch asked staff to clarify if there was a condition on the previous use relating to the rear buffer.
  - Planner Lonnerstater stated that the rear buffer requirement was not listed as a condition of the previous special exception use approval from 2019, but clarified that the rear buffer requirement is listed as a use-specific standard per the Land Management Ordinance.
- Frederick Turner asked staff if there were issues with the connection to Ridge Rd.
  - Planner Lonnerstater responded that the property does not directly back up to Ridge Rd.

Applicant presentation:

- Jeff Tomascak, Charlotte, NC, applicant, was available to answer questions.
- Ken Betsch asked the applicant to clarify the intent for the buffer.
  - The applicant responded that the intent is to plant trees and landscaping consistent with Ordinance standards.
- Chris Price asked staff to clarify the screening requirement per the Land Management Ordinance.
  - Planner Lonnerstater read the buffering and screening requirement per use-specific standard 19-4.3.3(G).

Public comments:

- No one from the public spoke in favor or against the application.

Board Discussion

- Ken Betsch stated that his only concern is that the applicant comply with the screening requirement. Stephanie Gates concurred.

**\*Motion: Seph Wunder made a motion to approve special exception request S 21-455 with staff conditions based on the findings that the 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 the applicant, Formula One Investments, LLC, and shall not be transferrable; 2) the applicant shall satisfy the residential buffer requirements along the rear of the property and abutting RM-2 zoned property, pursuant to use-specific standards, Section 19-4.3.3(G); and 3) the use of the property shall substantially conform to the testimony of the applicant and content of the application and submitted documents.**

**Ken Bestch seconded the motion.**

**The motion was approved by a vote of 5-0.**

**OTHER BUSINESS: None**

**Update on Projects and Plans:**

- Planner Austin Rutherford presented an update on the West End Small Area Plan.
- Planner Harold Evangelista presented an update on the Village of West Greenville Small Area Plan.
- Planner Kris Kurjiaka presented an update on the Land Management Ordinance update.

Meeting adjourned at 4:35 PM