



MINUTES

BOARD OF ZONING APPEALS

AGENDA WORKSHOP

Tuesday, February 7, 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 January 6, 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: Chairman Chris Price, Stephanie Gates, Ken Betsch (arrived at 12:30), and Lauren Rounsville, Seph Wunder

Absent: Krish Patel and Frederick Turner

2. OLD BUSINESS

A. None

3. NEW BUSINESS

Chris Price noted his conflict of interest for S 21-781M and did not participate for that item.

A. S 21-781M

Application by Group Therapy Pub & Playground, LLC (Matthew Hubbard) to modify a **SPECIAL EXCEPTION** to a expand a 'Bar' and 'Indoor entertainment facility' use in a C-4, Central business district at **320 FALLS ST STE G** (TM# 006100-03-04114, 006100-03-04115)

Application was presented by Senior Development Planner Ross Zelenske

- The Board did not have any questions.

B. S 22-990

Application by Bernard Peter Robichau II for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **801 E NORTH ST UNIT 8** (TM# 004000-01-01208)

Application was presented by Senior Development Planner Ross Zelenske

- Chairman Price asked about the email received from the applicant.
 - Staff responded that information on that could be discussed further at the public hearing.
- Lauren Rounsville asked about the parking agreement condition and previous application at 801 E North Street.
 - Staff responded that the parking agreement condition was recommended during the previous application as well and that the previous applicant did not have a shared parking agreement either.

C. S 22-993

Application by Suite Retreat, LLC (Jill Blume) for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **15 WHITSETT ST** (TM# 004600-01-00700)

Application was presented by Senior Development Planner Ross Zelenske

- The Board did not have any questions.

D. S 23-032

Application by Weston Moore for a **SPECIAL EXCEPTION** to establish a 'Bed and breakfast inn' (short-term rental) use in a R-6, Single family residential district at **221 GROVE RD** (TM# 021800-02-01600)

Application was presented by Senior Development Planner Ross Zelenske

- Board asked about the garage not being an accessory use and if the owner can rent that space for 30 days or more?
 - Staff provided clarification on short term rental length and how uses are classified.

E. S 23-033

Application by Whistler Restaurant Group, LLC (Jessica Kearns) dba Reys for a **SPECIAL EXCEPTION** to operate a 'Restaurant, with indoor seating only' use after midnight in a C-4, Central business district at **20 N MAIN ST STE A** (TM# 000100-05-00200)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked about ReWa standards.
 - Staff responded that condition was related to Environmental Engineering comments.

4. Adjournment

The meeting adjourned at 1:00 p.m.

Staff Present: Leigh Paoletti, City Attorney; Kristopher Kurjiaka, Principal Development Planner; Ross Zelenske, Senior Development Planner; Mary Douglas Hirsch, Planning Administrator; Sharon Key, Planning Coordinator

Minutes prepared by Sharon Key and Ross Zelenske.