



MINUTES

BOARD OF ZONING APPEALS

AGENDA WORKSHOP

Tuesday, January 10, 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, Krish Patel, and Lauren Rounsville (arrived late)

Absent: Seph Wunder and Frederick Turner

2. OLD BUSINESS

A. S 22-662 *Application Withdrawn*

Application by Jeffrey Pagliaro for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **400 E WASHINGTON ST UNIT 8** (TM# 006301-04-00200)

3. NEW BUSINESS

A. S 22-939

Application by Silvercar, Inc. for a **SPECIAL EXCEPTION** to establish an 'Automobile rental' use in a C-3, Regional commercial district at **200 DUVALL DR** (TM# 027200-01-01500)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked if this is a rental for anyone or only Audi owners doing business at the dealership.
 - Staff responded that it would be intended for Audi owners. Board member Krish Patel was familiar with the company and provided further details.
- The Board asked if this will be a trending business.

B. S 22-940

Application by Randall Hiller, P.A. on behalf of William A. Taylor for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **20 HOWE ST UNIT 6** (TM# 009001-01-00600)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked about the maximum guests for space.
 - Staff responded that it was based on bedroom count.
- The Board asked about private deed restriction concerns.
- The Board asked about sufficiency on an application coming before the Board.

C. S 22-941

Application by Randall Hiller, P.A. on behalf of Hunter M. Moss for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **20 HOWE ST UNIT 11** (TM# 009001-01-01100)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked about the special exception being joined with previous application.
 - Staff responded that the applications had to be reviewed separately.

D. S 22-942

Application by Harry's Hoagie Shoppe, LLC (Andrew Fallis) for a **SPECIAL EXCEPTION** to establish a 'Restaurant serving alcoholic beverages' use in a C-1, Neighborhood commercial district at **1700 E NORTH ST STE A** (TM# 019302-05-02000)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked about hours of operation.
- The Board asked for clarification if this was an existing business.
 - Staff confirmed the business was already in operation.

4. Adjournment

The meeting adjourned at 1:03 p.m.

Staff Present: Leigh Paoletti, City Attorney; Shannon Lavrin, Assistant City Manager; 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.