



# MINUTES

## BOARD OF ZONING APPEALS

### AGENDA WORKSHOP

Tuesday, April 11, 2023 - 12:00 p.m. (noon)

Virtual Meeting - WebEx

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**NOTICE OF MEETING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on April 7, 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.

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**1. Call to Order**

No Call to Order

Board Members in attendance: Chairman Chris Price, Stephanie Gates, Ken Betsch, and Lauren Rounsville

Absent: Seph Wunder and Krish Patel

**2. OLD BUSINESS**

**A. None**

**3. NEW BUSINESS**

**A. S 23-054**

Application by Fox Rothschild, LLP (William B. Swent) on behalf of Anderson Laurens Road AA, LLC dba Fred Anderson Acura for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a C-3, Regional Commercial district at **2450 LAURENS RD** (TM# 026300-01-01001, 026300-01-01100, 026300-01-01106)

*Application was presented by Senior Development Planner Ross Zelenske*

- There were no questions from the Board.

**B. S 23-055**

Application by Fox Rothschild, LLP (William B. Swent) on behalf of Anderson Woodruff Road, LLC dba Fred Anderson Honda for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a S-1, Service district at **330 WOODRUFF RD** (TM# 0262000100103)

*Application was presented by Senior Development Planner Ross Zelenske*

- The Board asked if this application was simply a transfer of ownership.
  - Staff confirmed this application was a result of a transfer of ownership.

**C. S 23-056**

Application by Fox Rothschild, LLP (William B. Swent) on behalf of Anderson Laurens Road ZZ, LLC dba Fred Anderson Mazda for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a C-3, Regional Commercial district at **2512 LAURENS RD** (TM# 026300-01-01800)

*Application was presented by Senior Development Planner Ross Zelenske*

- There were no questions from the Board.

**D. S 23-057**

Application by Fox Rothschild, LLP (William B. Swent) on behalf of Anderson Laurens Road II, LLC dba Fred Anderson Infiniti for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a C-3, Regional Commercial district at **2600 LAURENS RD** (TM# 028200-01-00412)

*Application was presented by Senior Development Planner Ross Zelenske*

- There were no questions from the Board.

**E. S 23-116**

Application by Jack Brown's GVL, LLC (Jason Owenby) dba Jack Brown's Beer & Burger Joint for a **SPECIAL EXCEPTION** to establish a 'Restaurant, indoor seating only' use operating after midnight in a C-4, Central business district at **19 AUGUSTA ST** (TM# 008900-01-01800)

*Application was presented by Senior Development Planner Ross Zelenske*

- There were no questions from the Board.

**F. S 23-158**

Application by Danielle Britt dba Ajay's Social & Cocktail Lounge for a **SPECIAL EXCEPTION** to establish a 'Restaurant, with indoor and outdoor seating' and 'Bar' use operating after midnight in a C-4, Central business district at **600 S MAIN ST SUITE 101** (TM# 007000-03-02800)

*Application was presented by Senior Development Planner Ross Zelenske*

- The Board asked about the security requirements.
- The Board asked about soundproofing and an acoustic study.
- The Board and staff discussed the city's noise ordinance.

**G. S 23-166**

Application by Justin Hughes dba Blind Tiger Tattoo Co. for a **SPECIAL EXCEPTION** to establish a 'Tattoo establishment' use in an RDV, Redevelopment district at **1278 PENDLETON ST** (TM# 012100-08-01300)

*Application was presented by Senior Development Planner Ross Zelenske*

- There were no questions from the Board.

**H. S 23-168**

Application by Arbor Land Design (Austin Allen) on behalf of White Investments of Greenville County, LLC for a **SPECIAL EXCEPTION** to establish an 'Automobile sales' use in a C-3, Regional commercial district at **107 DUVALL DR** (TM# 027200-01-01401)

*Application was presented by Senior Development Planner Ross Zelenske*

- The Board asked about if the property was currently paved and how stormwater would be handled.
  - Staff indicated that it was unclear if it was gravel or pavement on site. Staff recommended that the question be raised Thursday.

**4. Adjournment**

The meeting adjourned at 1:08 p.m.

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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

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**Minutes prepared by Sharon Key and Ross Zelenske.**