



# MINUTES

## BOARD OF ZONING APPEALS

### REGULAR MEETING

Thursday, August 11, 2022 - 4:00 p.m.  
Prisma Health Welcome Center at Unity Park, 111 Welborn St

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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, 2022 via the Greenville City Website. The Agenda for this Meeting was posted outside the meeting place 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.

A copy of staff reports and recommendations were posted with the meeting agenda.

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**1. Call to Order**

Chairman Chris Price called the meeting to order at 4:14 PM.

**2. Welcome and Opening Remarks from the Chair**

Chairman Chris Price welcomed attendees to the August BZA meeting and invited other board members to introduce themselves. Price continued with standard remarks and explained the procedures for the Board of Zoning Appeals public hearing.

**3. Roll Call**

The following members of the Board of Zoning Appeals were in attendance: Chris Price (Chair), Kenneth Betsch, Frederick Turner, Lauren Rounsville, Stephanie Gates, and Krish V. Patel

Absent: Seph Wunder (Vice Chair)

**4. Approval of Minutes**

**A. July 12, 2022 – Workshop**

Approved as submitted.

**B. July 14, 2022 – Regular Meeting**

Approved as submitted

Stephanie Gates motioned to accept as written. Lauren Rounsville seconded. Motion passed 6-0.

**5. Call for Public Notice Affidavit from Applicants**

Staff reported that all public notice affidavits were received.

**6. Acceptance of Agenda**

The agenda was accepted as distributed to the Board.

Stephanie Gates motioned to accept. Kenneth Betsch seconded the motion. The motion passed 6-0.

**7. Conflict of Interest Statement**

No conflicts.

## 8. OLD BUSINESS

### A. S 22-408 *Applicant requests deferral to the September 8, 2022 meeting*

Application by Dodd Caldwell for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, office and institutional district at **18 WILLIAMS ST** (TM# 004500-02-00500)

**\*Motion: Stephanie Gates moved to approve the deferral of application S 22-408. Lauren Rounsville seconded the motion. The motion passed 6-0.**

## 9. NEW BUSINESS

### A. S 22-463

Application by Village Revival, LLC (Joseph Bradley) for a **SPECIAL EXCEPTION** to establish a 'Tattoo establishment' use in an RDV, redevelopment district at **1290 PENDLETON ST** (TM# 012100-08-00900)

*(Presented by Senior Development Planner)*

#### Staff Presentation

- Ross Zelenske presented the staff report with the plans schedule, business operations, and other relevant information. He concluded with staff recommendation for approval with the lone condition that the applicant will be required to follow in accordance with the special exception permit, should it be granted by the Board of Zoning Appeals.

#### Applicant Presentation

- *Joseph Bradley – 22 East Mountainview Avenue, Greenville*
  - The applicant begins the presentation with thanking City Council. He states the importance of the project to not only him but the community within Greenville between ages 18-35. Mr. Bradley states his credibility in operating a tattoo establishment and his business will accentuate the economic character that area is intent on growing.

#### Public Comments

- No members of the public spoke in favor or in opposition to the agenda item.

#### Board Discussion

- Chris Price opened the discussion for input from board members. Stephanie Gates referred to previous discussions with staff where a determination on whether the permit should be limited to the applicant was made. Kenneth Betsch voiced his inclination to limit the permit to the applicant. Gates and Price reiterated the lack of necessity in the permits limitation due to the constraints in zoning and locality requirements that have been amended by Planning Commission and City Council. Betsch inquired why there won't be any limitations for the permits transferability. Price provides examples for other uses that require special exception permitting but didn't necessitate transferability restrictions. The board members continued their discussion about the necessity for adding limitation. Staff affirmed the lone condition being entwined with the approval of the item.

**\*Motion: Ken Betsch moved to approve the special exception request S 22-463 with the conditions. The motion was based on the findings that use is consistent with the Comprehensive Plan as well as the Village of West Greenville Small Area Plan, that the use is consistent with use-specific standards for the operation of tattoo establishments in the City of Greenville, that the use is compatible with surrounding lands, and that the use does not have substantial adverse impacts. Conditions include:**

1. **The use of the property shall substantially conform to the testimony of the applicant and content of the application.**

**Seconded by Lauren Rounsville. The motion passed by a vote of -0.**

**B. S 22-495 *Application deferred – Insufficient application***

Application by M Squared, LLC (J. Mark Chapman) for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **201 LAVINIA AV** (TM# 004000-04-01400)

**\*Motion: Stephanie Gates motioned to approve the deferral of application S 22-495. Lauren Rounsville seconded the motion. The motion passed 6-0.**

**10. Other Business**

**A. 2023 Draft Schedule Presentation**

- Ross Zelenske explained the purpose of this item and introduced the option to cancel workshops for certain Board of Zoning Appeals public hearings. Gates analyzed the potential outcomes for alleviating the board of this monthly obligation. Assistant City Attorney Logan Wells offered further legal explanation to the Board for item. Price inquired if anybody will depart from BZA in October. Ross Zelenske confirmed the expiration of commissioned service for two members and stated that their term renewals will be decisions made by City Council.

**\*Motion: Lauren Rounsville made a motion to approve as written. Stephanie Gates seconded the motion. The motion passed 6-0.**

**B. Staff update on current planning projects.**

Staff Presentation

- There was no staff presentation for the August 2022 Board of Zoning Appeals public hearing.

**11. Adjournment**

The meeting adjourned at 4:43 p.m.

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Zelenske, Senior Development Planner; Jordan Harris, Associate Development  
Planner

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**Minutes prepared by Jordan Harris and Sharon Key.**