



MINUTES

BOARD OF ZONING APPEALS

AGENDA WORKSHOP

Tuesday, September 12, 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 September 8, 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: Chair Chris Price (arrived 12:15), Stephanie Gates, Ken Betsch, Mark Herro, and Lauren Rounsville (arrived 12:05)

Absent: Vice Chair Seph Wunder and Krish Patel

2. OLD BUSINESS

A. None

3. NEW BUSINESS

A. S 23-525

Application by Duncan Chapel – TR LLC (Michael Redmon) for a **SPECIAL EXCEPTION** to establish a 'Restaurant, with drive-through' use in a C-2, Local Commercial district at **3227 AUGUSTA ST** (TM# 021100-06-03100) [Vested under Land Management Ordinance]

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked about parking lot configuration and outdoor dining area.
- The Board asked about space to pull the driving lane closer to building and allow for walking path behind building.

B. S 23-602

Application by KEEL Concepts (Melissa Hill Threatt) on behalf of Howard Dozier dba Neat Bourbon Bar for a **SPECIAL EXCEPTION** to expand a 'Bar' use operating after midnight in an MXS-D, Shopfront Downtown district at **109 N MAIN ST STE B** (TM# 000100-01-00700)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked about the reason for request of increase in capacity and any issues with disorderly conduct.

C. S 23-616

Application by BL Companies (Lee Bakely) on behalf of Whataburger Restaurants, LLC (Anita Thomas) for a **SPECIAL EXCEPTION** to operate a 'General food and beverage (up to 6,000 SF) with accessory drive-thru' use after midnight in an MX-2, Mixed Use 2 district at **1601 LAURENS RD** (TM# 025700-08-00101)

Application was presented by Senior Development Planner Ross Zelenske

- The Board asked about reduced parking after midnight and what exit is used after midnight.

4. Adjournment

The meeting adjourned at 1:10 p.m.

Staff Present: Mike Spinelli, Assistant 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.