



City of Greenville
Board of Zoning Appeals
Minutes of the September 10, 2020 Regular Meeting
Virtual Meeting – City Hall 4:00 PM
Meeting Notice Posted on August 26, 2020
Minutes prepared by Kristopher Kurjiaka

Members Present: Chris Price (Chair), Seph Wunder (Vice-Chair), Stephanie Gates, Ken Betsch, Luis Martinez, Nika White, Keith Jones

Members Absent: None

Staff Present: Kristopher Kurjiaka, Development Planner; Leigh Paoletti, Assistant City Attorney; Jonathan Graham, Planning Director; Courtney Powell, Senior Development Planner; Matt Lonnerstater, Development Planner

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, 2020 via the Greenville City Website. The Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) 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.

CALL TO ORDER: Chairperson Price called the meeting to order at 4:04 PM.

APPROVAL OF MINUTES: The Board approved the Minutes of the August 13, 2020.

ACCEPTANCE OF AGENDA: The Board approved the September 10, 2020, agenda.

CONFLICT OF INTEREST: Chris Price, item A, S 20-461, under New Business; Keith Jones, item A, S 20-461, under New Business.

NEW BUSINESS:

A. S 20-461.

Application by Greg Carter on behalf of CAP Railroad for a **SPECIAL EXCEPTION** to establish a restaurant with a drive through located at **911 S. MAIN STREET** (TM# 0088000101300)

Staff report presented by Kristopher Kurjiaka

- Note: Full staff report is on file at the Planning Office.
- **Staff Recommendation: Recommend approval with conditions**

Board questions for staff included the following:

- Mr. Martinez – How does pedestrian traffic impact the flow of regular traffic in that area? How much traffic does that area see on a normal basis?
Staff – Traffic is usually very busy and the objective would be to limit the number of access points for pedestrians at this location.
- Mr. Betsch – Any reason why there is no suggestion of landscaping on the more visible side of the property?
Staff – The location of the shared drive limits space for this.

Applicant presentation:

- Jason Tankersley, business partner – We have worked extensively on figuring out the logistics and how the driver access would work on this property. The patio is important to the pedestrian experience on the

front side of the property. In reviewing this plan, we compared project to multiple drive through restaurants in nearby urban areas.

- Sean Faulker, partner – the drive through for cars is as far away from S. Main as possible and will take cars off of the street.
 - Mr. Betsch – What is the intent of future connection to the future GTA property to the south part of parcel?
 - Mr. Faulker- This would limit traffic access points at this location. Staff recommended this connection.

Public comments:

- Pamela Hastings, 820 S. Main St resident, speaks against the drive through. She states that it is completely against the neighborhood master plan and doesn't fit in with the overall approach of the property. Concerns included length of the drive through and generation of additional traffic, both automobile and pedestrian. She also emphasizes the success of local coffee shops nearby and that a Starbucks would not be needed.
- Bob Simon, on behalf of Bex Café, gives a background on his and his daughter's business. Hearing of this application was devastating for the Simon family and they feel like approval of application will hurt local businesses. Greenville is famous for pedestrian and localism of businesses and community along Main Street.
- Dennis Weiss, 820 S. Main St. resident, is concerned that Main Street will lose its appeal with a chain business and layout of the property. Speaks adamantly against the project.
- Barbara James, 820 S. Main St. resident, speaks against the project. She states it defeats the purpose of working towards a walkable community and reduces the appeal to current and future residents.

Board Discussion

- Mr. Faulker reiterates the property setup is completely consistent with C-4 building and zoning standards. Says he would be willing to consider shorting the drive through but wouldn't suggest it. There is no indication that this will be anything different than the rest of the restaurant businesses in the Main Street community.
- Mr. Betsch says the plan has a good setup in terms of site planning. States a concern with a drive through downtown and the traffic flow leading to S. Main Street.
- Mr. Martinez concurs with Mr. Betsch.

***Motion: Ken Betsch made a motion to deny the S 20-461 application request due to incompatibility with Downtown Master Plan. Nika White seconds the motion.**

The motion to deny is approved by a vote of 4-1.

Adjourned 4:52 PM