



MINUTES

BOARD OF ZONING APPEALS

SPECIAL CALLED MEETING

Thursday, March 17, 2022 - 3:00 p.m.
City Hall, Greenville, SC

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 March 11, 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.

1. Call to Order

Chairman Chris Price

2. Welcome and Opening Remarks from the Chair

Chairman Chris Price

3. Roll Call

The following member of the Board of Zoning Appeals were in attendance: Chris Price (Chair), Ken Betsch, Lauren Rounsville, Stephanie Gates

Absent: Seph Wunder (Vice Chair), Krish Patel, Frederick Turner

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.

7. Conflict of Interest Statement

None

8. NEW BUSINESS

A. S 22-130

Application by Greenville County Schools (Jaime Benton) for a **SPECIAL EXCEPTION** to construct a 'School, Public' in a R-6, Single-family residential district at **61 ISBELL LA** (TM# 027200-01-01602)

(Presented by Principal Development Planner Kris Kurjiaka)

Applicant Presentation

Jaime Benton, Greenville County Schools

- Revisions to plans since the application was submitted include an additional stacking lane for student drop-off, practice fields were adjusted at the north side

of site to allow for more buffering, and fire access was added to the rear of the school.

- Main entrance to site was adjusted to align with apartment complex across Ridge Road. Softball field relocated to accommodate the shifted entrance.
- Stacking for drop-off is in accordance with State requirements. Routing is to avoid existing athletics parking and game fields. Access gate to student drop-off provided along Isbell Lane for emergency access only.
- Bus lanes used for previous school not to change.
- +/- 500 parking spaces overall on site.

Public Comments

David Harner, 34 Ridge Road, Greenville, SC

- Requested a neighborhood meeting before a decision is made.
- Stated necessity for an engineer to do further work on the plan to ensure appropriate drainage and necessary topographic adjustments for the site plan.

Nate Manning, 14 Stonehaven Drive, Greenville, SC

- Expressed concerns over lack of prepared plans.
- Concerned with the poor infrastructure on Ridge Rd and traffic issues.
- Asks for a deferral for a community meeting.

Mills Gallivan, 230 East Parkins Mill Road, Greenville, SC

- Concerned with notification process.
- Stated impact of new school is different than when high school used to be on the site. A substantial increase as an elementary school, in addition to having new JL Mann High School in the area, with other new development over the past decade.
- Asked if the developer was using the best design for the site.

Meredith Glenn, 37 Montrose Drive, Greenville, SC

- Stated that parking was not sufficient for the athletic fields.
- The old high school was moved for a reason and an elementary school may not be an appropriate use for the site.

Merrell Stout, 10 Parkins Pointe Way, Greenville, SC

- Wants more information about the buffering at the rear of the site and concerned about light intrusion.

Leanne White, 9 Rockingham Road, Greenville, SC

- Concerned over lack of communication by Applicant, area the school will serve, and coordination between new development.

Caroline Van Hook, 803 Parkins Mill Road, Greenville, SC

- Concerned about security and mixing of elementary school with high school drivers.
- Reconfiguration of fields needs to take existing stormwater issues into consideration.

Matthew Miller, 27 Timrod Way, Greenville, SC

- Stated that Ridge Road is small and will have to support traffic of three schools.
- Advocated completion of work on athletic fields first to keep athletes competing.

Marty Nevaro, 18 Orchard Meadow Lane, Greenville, SC

- The new drop-off entrance will have an impact on the neighborhood and needs more consideration, including potential sound and light impacts.
- Stormwater issues need corrected through this development.
- School district is rushing through the process without resolution of some existing issues surrounding the site.
- Asked the school to consider a design more beneficial to neighborhood and area.

Susan Lineberger, 1 Parkins Place, Greenville, SC

- Asked the City to help with traffic on Ridge Road and truck traffic during school hours.

Applicant Response

Scott Carlin, 47 Ridgeland Creek Drive, Greenville County Schools Director for School Facilities

- Details this project having been discussed many times and in public forums.
- The project is preliminary and are committed to make this successful for the community. The School District has been working with all the regulatory agencies.
- Stated that when the design of the school is closer to final draft, a public meeting will be held with the school board.
- Targeted opening date of August 2024.
- Improvements outlined in the traffic study are reflected in the site plan. SC DOT is aware of the deficiencies of Ridge Road, and many of those are outside the School District's ability to deal with.
- Parking spaces overall will be increased.
- The School District has engaged with Duke Energy regarding the transmission line right-of-way, and the current driveway layout allowed for the greatest amount of buffer while meeting Duke's requirements.

Board Discussion

Mr. Betsch stated that some areas of the plan could allow for better design that is more receptive to neighborhood concerns.

Ms. Gates stated that the school board has presented a preliminary plan for review that will be adjusted as engineering of the site is completed. Some of the concerns will be addressed in that process.

Chairman Price stated that some items introduced are technical in nature and will be decided in permit reviews and by outside agencies, like stormwater, traffic and landscaping. Other concerns by the community should be more openly considered by the School District before the Board makes a final decision. He stated his desire for the applicant to hold a neighborhood meeting.

***Motion: Mr. Betsch moved to defer special exception request S 22-130 to allow additional time for a neighborhood meeting. The neighborhood meeting could be held any time before the April Board of Zoning Appeals and should follow the notification process for neighborhood meetings outlined in the Land Management Ordinance.**

Second by Ms. Roundsville.

The motion passes by a vote of 4-0.

9. Adjournment

The meeting adjourned at 4:09 p.m.

Staff Present: Leigh Paoletti, Interim City Attorney; Kris Kurjiaka, Principal Development Planner; Ross Zelenske, Senior Development Planner (left early); Sharon Key, Planning Coordinator; Shannon Lavrin, Assistant City Manager
