



Minutes

Board of Zoning Appeals Regular Meeting
Tuesday, May 14th, 2024 at 6:00 pm
2909 Platt Springs Road, Springdale, SC 29170

The media and public were duly notified of the date, time, and place of this meeting. A quorum was present.

BOARD MEMBERS PRESENT: Chair Ed Davis, Member Richard Gadsden, and Member Jan Shaw.

BOARD MEMBERS ABSENT: None.

STAFF PRESENT: Administrator Ashley Watkins and Municipal Clerk Leeann Kelly.

1. Call to Order

A. Chair Davis called the meeting to order at 6:00 pm.

2. Consent Agenda

A. Approval of Agenda

B. Approval of Minutes

- February 15th, 2024 Regular Meeting

The consent agenda was unanimously approved.

3. Open Public Hearing

Chair Davis opened the Public Hearing at 6:00 pm.

4. Public Hearing

A. **BZA 24-03**; Variance Request for TMS# 005632-03-006 for relief from parking restrictions. Applicant Chad Owens was in attendance and explained he has reached an agreement with the property owner. He stated he is seeking relief from parking restrictions in order to alleviate off-street parking by customers of his business, The Dales Biergarten. Mr. Owens explained that vehicles would exit only one way, onto Sightler Drive.

5. Public Comment

Public Comment was given by Viki Fecas, Becky Parker, Paul Sinnott, Matthew Fecas, and Robert Cromer.

6. Adjourn Public Hearing and Return to Regular Meeting

Chair Davis adjourned the Public Hearing and returned to the Regular Meeting at 6:35 pm.

7. New Business

A. Appoint a Vice-Chairman. Member Jan Shaw resigned as Vice-Chairman. She made a motion for Richard Gadsden to be appointed as Vice Chairman, and with a second from Chair Ed Davis, the motion passed.

B. Variance Request for TMS# 005632-03-006 for relief from parking requirements. After a brief discussion, the Board questioned Mr. Owens. Member Shaw asked why parking could not be continued at Springdale Shopping Center. Mr. Owens explained that he has to rent parking space

from the shopping center and it is expensive and unsteady. Chair Davis inquired about parking in the Lexington School District 2 parking lot. Mr. Owens stated that the district will not allow parking at the facility. The Board asked when additional parking is needed. Mr. Owens stated that additional parking needs are dependent upon events and activities at the biergarten. Mr. Owens stated that the property could be rezoned, but the property owner wishes to maintain the residential zoning. The proposed parking area would have signage, ambient lighting, and crush and run. Member Shaw stated that parking is a part of operating a business, and felt that multiple options were available to allow for additional parking. Member Shaw made a motion to deny the variance request, with a second from Member Gadsden. Chair Davis was opposed.

8. Adjourn

Member Gadsden adjourned the meeting at 6:37 pm.

Ed Davis, Chair

Attest:

Leeann Kelly, Municipal Clerk