



Spartanburg County

Planning and Development Department

MINUTES

Board of Zoning Appeals

January 28, 2020

Members Present:

Michael Padgett, Chairman
Jack Gowan, Jr., Vice Chairman
Angela Geter
Louise Rakes
Kae Fleming
Thomas Davies
Marion Gramling

Members Absent:

Jason Patrick

Staff Present:

Joan Holliday, Interim Planning Director
Laurie Oakman, Senior Planner
Rachel Dill, Development Coordinator
Ginny DuPont, County Attorney

NOTICE: Pursuant to Section 30-4-80 of the S.C. Code of Laws, the annual notice of meetings for this Board was provided on or before January 1, 2015 via the County website. In addition, the Agenda for this Meeting was posted on the bulletin board at the entrance to the Administration Building as well as on the County's website and was emailed to all persons, organizations, and news media requesting notice.

1. Call to Order

Chairman Mike Padgett called the meeting to order.

2. Approval of Minutes of November 19, 2019 Meeting

Angela Geter made a motion to approve the minutes with the correct spelling of her last name on page 3. Kae Fleming seconded the motion, which carried with a vote of 7 to 0.

3. Unfinished Business –None

4. New Business –

A. Variance Request:

Big Red Barn

Tax Map Number: 5-27-00-123.00

Variance on parking

Laurie Oakman presented the following staff report:

Factual Dates

Variance Application Received	12/02/2019
Deadline for Variance	12/31/2019
Public Notice – Herald Journal	01/08/2020
Adjoining Property owners notified	01/08/2020
Variance Sign Posted on Property	01/13/2020
Board of Zoning Appeals Hearing	01/28/2020

Background Information

Big Red Barn, an event center, will be a commercial use located at 1554 Nazareth Church Road, Spartanburg. The event center submitted plans in October 2019 to expand their current building to add an event center use to their construction company site. They will have 205 seats, which requires 51 paved parking spaces. Darrohn Engineering conducted a Pavement Base Course Certification on November 20, 2019. The Engineer certified the existing parking area cross section was a minimum of 12” of crusher run/compacted aggregate. The 12” of crusher run was installed to accommodate the construction company equipment.

The applicant is requesting to eliminate the 1 1/2 inch asphalt or concrete surface or equivalent as required in Section 2.02-5 Off Street Parking and Loading Number 4 Design Standards (b) Parking Construction (2).

Staff Position

Installing an asphalt or concrete surface will be damaged by the heavy equipment used by the construction company. All other requirements of the ULMO will be met.

Ms. Oakman presented the Board with an aerial image, site plan, and street view of the property.

Chairman Padgett opened the public hearing.

Chairman Padgett asked if anyone would like to speak in favor of the variance. Mr. Deno White was sworn in. Mr. White explained that he was requesting the variance because paving over the existing stone would cause a hardship with the cost of replacing and repairing an asphalt topcoat

because heavy construction equipment and trucks would damage it. He requested that his current 12 inches of stone be accepted since it is more than adequate for parking.

Chairman Padgett asked if anyone was there to speak in opposition of the variance.

Chairman Padgett closed the public hearing.

The board discussed among themselves.

Tom Davies asked if the equivalent ratio of asphalt and concrete would be met by the 12 inch stone.

Ms. Laurie Oakman stated that the Engineer certified that the stone would meet or exceed what was required and referenced the letter in the variance request.

Marion Gramling made a motion to grant the variance based on the determination that the request meets all the criteria for granting a variance as set forth in Section 5.02-2(2) of the ULMO and the SC Local Government Comprehensive Planning Enabling Act (SC Code of Laws, Title 6, Chapter 29). Kae Fleming seconded the motion. The motion carried with a vote of 7 to 0.

5. Other Business – None

6. Adjournment

There being no other business, Tom Davies made a motion to adjourn. Angela Geter seconded the motion. The motion carried with a vote of 7 to 0.