



## Board of Zoning Appeals Minutes September 27, 2022

**Members Present:** John Wells, Chair  
Erik Dabrowski, Vice Chair  
Andrew Karas  
Jack Bellaire

**Member Not Present:** Tony Axsom

**Staff Members Present:** Michael Berry, Zoning Administrator

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### **I. Call to Order**

Michael Berry called the meeting to order at 6:00 PM, and read the opening remarks.

### **II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum**

Mr. Berry read the FOIA statement, conducted roll call, and established a quorum for the record.

### **III. Minutes of the Planning Commission**

Mr. Wells asked for a motion to approve minutes from August 23th, 2022. Mr. Dabrowski made a motion to approve the minutes. Mr. Bellaire seconded the motion. All in Favor

### **IV. New Business**

Mr. Wells opened the Business Meeting for the following item:

#### **A. VA-2022-04**

The resident at 7 Lawrence Street, presented in favor for Mr. Campbell parking of the commercial truck at the property. He stated the train is more of a problem for the last 3.5 years. He stated Mr. Campbell doesn't park on the road and should be allowed to provide for family.

Another resident, presented in favor for Mr. Campbell parking of the commercial truck at the property. He should be able to make a living, and the truck is on his property.

Mr. Campbell presented his application to the board, and stated he is a local truck driver, and he travels to Greenville every day to haul containers out of the port in Greer to Simpsonville. His truck is a regular cab or day cab with no sleeper, and he doesn't tow a trailer home, only parks in driveway and never parks on the street. Mr. Campbell also presented to the board a list of 23 signatures from residents around his home in support and favor of him continuing to park his vehicle.

Mr. Berry then presented the staff analysis.

Mr. Dabrowski asked if a box truck was parked instead of this large truck, would it be legal? Mr. Berry stated, yes if the box truck was a non-commercial and less than 1 ton it would be compliant.

Mr. Dabrowski, asked if a length was a definition of the allowable vehicle, Mr. Berry stated the current ordinance does not state a length.

Mr. Dabrowski asked if this decision would present precedent for other properties, Mr. Berry stated this action only affects this one parcel. Mr. Berry also stated this action or variance would only be applicable to this current vehicle or similar. If applicant stores a large truck or trailer, the applicant would be in violation of the ordinance.

Mr. Karas asked how this item was originated, Mr. Berry stated we observed the violation in a standard drive around by code enforcement officer, and we did not receive any complaint, and we have not received any complaints since property was posted and advertised.

Mr. Karas asked if this decision could be tabled, and does this decision affect other properties?

Mr. Berry stated, this decision only affects this parcel, but others could consider this decision in the future, but this variance application is only applicable for this parcel at this point in time.

Mr. Karas asked if the applicant could park the vehicle in the rear of the property? Applicant stated the low hanging limbs and road conditions would be difficult to park in the rear of property.

Mr. Dabrowski asked if the vehicle could be parked in the rear, would the ordinance allow it, Mr. Berry stated a variance would still have to be submitted.

Mr. Berry presented approximate dimensions of the vehicle in question as 13 feet- 6 inches tall x 27 feet long x 9 feet wide.

**ACTION-** Mr. Wells asked for a motion. Erik Dabrowski made a motion to approve the variance for parking of commercial vehicle, of dimensions of 13.5 feet x 27 feet long x 9 feet wide, no trailers stored, maintained and kept clean, no parking on street. Motion was seconded by Jack Bellaire. Motion passed 3-1.

## **VI. Adjourn**

There being no other business to discuss, Mr. Dabrowski made a motion to adjourn. Mr. Bellaire seconded the motion. All in Favor. The meeting adjourned at 6:30 p.m.