

BOARD OF ZONING APPEALS
May 16, 2024 – 6:00 P.M.
CITY COUNCIL CHAMBER

Members Present: Valerie Boatwright, Robert Healy, Adam Jones, Seth Sanders, Jonathan Silkworth and Karen Ware

Members Absent: Abbas Fiuzat

Staff Present: Jacob Peabody, Zoning Administrator, and Rebekah Wilbanks, Recording Secretary

1. Call to order: Chairman Karen Ware called the meeting to order at 6:00 p.m.

2. Adoption of Minutes: Valerie Boatwright moved the Minutes of the March 21, 2024 meeting be adopted as presented. Adam Jones seconded the motion. Minutes adopted by unanimous vote. (3:30)

4. Action Items

a. 2024-V-04: Applicant Dante Magagnotti is requesting a variance from Section 305 C.8, to construct an accessory structure that is 1,260square feet, 32'x40', where 900 square feet is allowed at his home at 206 Pendleton Road. (3:57)

Staff Report: Jacob Peabody informed the board the property is zoned R- 20, and the front setback for is 25ft. The proposed garage will be 160ft from the front property line and 230ft from the roadway of Pendleton Rd. (5:03)

Applicant: Applicant Dante Magagnotti informed the board the garage is intended to park two cars, lawn equipment and house a home gym. He made himself available for questions from the board. (6:12)

Discussion Followed. (8:15)

Valerie Boatwright made a motion to pass the variance as presented, Adam Jones seconded the motion. The variance was approved by unanimous vote. (19:25)

b. 2024-V-03: Applicant Austin Allen is requesting a variance for 1112 Tiger Blvd. from Sections 19-404 to construct a restaurant 59ft from the front property line where a maximum of 35ft front setback is allowed. (22:06)

Staff Report: Jacob Peabody informed the board this property has been vacant for quite some time. The property is zoned CP-2, and the proposal is a restaurant. He explained to the board that in commercial districts there is maximum setback with the intention of parking being behind the building. This makes this variance a unique request. (22:54)

Applicant: Applicant Brad Gallond provided a brief history of the project to the board.

Austin Allen informed the board this site is a tough site to work with due to tight access and the finish floor sits 20ft below the road. In terms of functionality of parking being adjacent to the drive-thru, it does not work. While this would typically be a difficult ask, however, in this case there is not a consistent streetscape along Highway 123. Mr. Allen does not feel as though this would be a substantial detriment to the adjacent properties because they are not creating an inconsistent situation and there are a lot of people in Clemson would like to see this site become something better. (25:11)

Discussion Followed. (35:26)

Adam Jones made a motion to pass the variance as presented, Robert Healy seconded the motion. The variance was approved by unanimous vote. (58:10)

5. Staff Reports: None.

6. Other Items: None.

7. Adjourn – 7:03 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary

Note: Proceedings of this meeting have been recorded on a digital recorder and Live streamed on the City of Clemson YouTube website.