

Board of Zoning Appeals

Public Notice



PUBLIC NOTICE

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on **Thursday, November 11th, 2021 at 4:00 PM** at the **Greenville Convention Center at 1 Exposition Drive**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on **Thursday, November 11th, 2021 at 4:00 PM**, for the purpose of considering the following Applications:

NEW BUSINESS

A.

S 21-751

Application by Storage Units – Mauldin Road, LLC (Steve Patel) for a SPECIAL EXCEPTION to establish a “Self-service storage” use in a S-1, Service district at 757 Mauldin Road (TM# M01203-01-00109)

Documents:

[S 21-751_757 MAULDIN RD_PUBLICNOTICE.PDF](#)

B.

S 21-767

Application by Extra Crispy LLC (Gregory R McPhee) for a SPECIAL EXCEPTION to establish a “Restaurant serving alcohol beverages” use in a C-1, Neighborhood commercial district at 1501 E North Street, STE 102 (TM# 019000-02-07000 & 019000-02-07011)

Documents:

[S 21-767_1501 E NORTH ST, STE102_PUBLICNOTICE.PDF](#)

... C.

S 21-780

Application by Jessica Kilcoyne for a SPECIAL EXCEPTION to establish a "Hotel" use (short-term rental) in an OD, Office and institutional district at 106 Whitsett Street (TM# 004700-04-00400)

Documents:

[S 21-780_106 WHITSETT ST_PUBLICNOTICE.PDF](#)

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S 21-781

Application by Group Therapy Pub & Playground (Matthew Hubbard) for a SPECIAL EXCEPTION to establish a "Bar" use and "Indoor entertainment facility, general" use in a C-4, Central business district at 320 Falls Street, STE G (TM# 006100-03-04114 & 006100-03-04115)

Documents:

[S 21-781_320 FALLS ST STEG_PUBLICNOTICE.PDF](#)

.... E.

S 21-782

Application by Gringos Cantina LLC (Robert Starcher) for a SPECIAL EXCEPTION to establish a "Restaurant open after 12:00 midnight" use in a C-4, Central business district at 11 Falls Park Drive (TM# 007000-01-02400)

Documents:

[S 21-782_11 FALLS PARK DR_PUBLICNOTICE.PDF](#)

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S 21-791

Application by Greenville County Schools (Jaime Benton) for a SPECIAL EXCEPTION to expand a "School, public" use in a R-6, Single-family residential district at 160 Fairforest Way (TM# M01101-01-00302)

Documents:

[S 21-791_160 FAIRFOREST WAY_PUBLICNOTICE.PDF](#)

.... G.

S 21-793

Application by DT's Tavern (Sarah Trucano) for a SPECIAL EXCEPTION to operate a "Bar / Nightclub open after 12:00 midnight" use in a C-4, Central business district at 100 E North Street (TM# 004300-03-00200)

Documents:

[S 21-793_100 E NORTH ST_PUBLICNOTICE.PDF](#)

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S 21-795

Application by ABW Greenville, LLC d/b/a New Realm Brewing Company (Brian McAlpine) for a SPECIAL EXCEPTION to establish an "Indoor entertainment facility" and "Outdoor entertainment" use in a C-4, Central business district at 912 S Main Street (TM# 007200-02-01600, 007200-02-01700, 007200-02-01900 & 007200-02-02000)

Documents:

[S 21-795_912 S MAIN ST_PUBLICNOTICE.PDF](#)

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S 21-796

Application by First Carolina Bank (Kristen Brabble) for a SPECIAL EXCEPTION to establish a "Bank" use with a drive-through in a C-4, Central business district at 522 N Church Street (TM# 004100-02-00700)

Documents:

[S 21-796_522 N CHURCH ST_PUBLICNOTICE.PDF](#)

. . . . J.

S 21-805

Application by Brass Monkey LLC (Matthew Gourley) for a SPECIAL EXCEPTION to operate a "Restaurant open after 12:00 midnight" in a C-2, Local commercial district at 723 Congaree Road (TM# 054301-01-01906)

Documents:

[S 21-805_723 CONGAREE RD_PUBLICNOTICE.PDF](#)

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Documents relating to these applications are available for review online at greenvillesc.gov. You may contact the Planning & Development Office at (864) 467-4476 for more information.

You will have the opportunity to voice your comments at the Public Hearing. Written

comments may be mailed to Planning & Development Office, PO Box 2207, Greenville, SC 29602 or emailed to planning@greenvillesc.gov. Comments received by Monday before the hearing will be forwarded ahead to the Board. Comments received after Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All written comments will be made part of the public record.

In some cases, the Applicant may be required as part of the application process to hold a neighborhood meeting before the application is heard by the Board. Property owners within 1,000' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 1,000' may also request a meeting. Contact the Planning and Development Office for further information.

The criteria for the Board's Decision are established in the Land Management Ordinance (Chapter 19) of the City Code. A Staff Report will provide an analysis of the Applicant's request with regard to its context, any related City plans and ordinances, and the specific decision criteria. Staff will present its conclusion to the Board on whether the request satisfies the criteria and may recommend stipulations to the Board for its consideration in granting the request. The criteria for granting Special Exceptions and Variances may be found in Sections 19-2.3.5 and 19-2.3.7, respectively (Code of Ordinances, www.greenvillesc.gov).

The Board will usually vote to grant or deny an application immediately after it considers the evidence and public testimony; however, it may decide to continue the hearing or postpone deliberation to a future date. After the Board votes to grant or deny an application, Staff will prepare a written Decision for mailing to the Applicant. Anyone having a substantial interest affected by the Decision may appeal to the Greenville County Circuit Court within thirty (30) days of the mailing of the Decision.