



AGENDA

BOARD OF ZONING APPEALS AGENDA WORKSHOP

Tuesday, November 9, 2021 - 12:00 p.m. (noon)

Meeting Location:

Virtual Meeting Viewing

<https://www.greenvillesc.gov/meeting>

Password: meetnow

Telephone: 1-415-655-0002

WebEx Event Number: 2336 439 4602

Note: The primary purpose of this workshop is for the Board of Zoning Appeals to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the commission on any agenda item at the workshop. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on November 11, 2021

Application materials are included with the Agenda Packet for the November 11, 2021 Public Hearing.

1. Call to Order

2. 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)

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)

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 ST** (TM# 004700-04-00400).

D. S 21-781

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

E. S 21-782

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

F. 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)

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)

H. 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# 007200-02-01700, 007200-02-01900 & 007200-02-02000)

I. 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)

J. S 21-805 *Deferred until December (Public notice not posted properly)*

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)

3. Adjournment