

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

November 11, 2021

4:00 PM

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on Thursday, November 11, 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>

***Attachments for "New Business" items now include Staff Reports, as posted at 11:30pm on 11/8/2021

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - A. August 12, 2021 – Regular Meeting

B. September 7, 2021 – Workshop

C. September 9, 2021 – Regular Meeting

5. Call for Public Notice Affidavit from Applicants

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. Old Business

9. 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_AGENDAPACKET.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)

Documents:

[S 21-767_1501 E NORTH ST, STE102_AGENDAPACKET.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 ST (TM# 004700-04-00400)

Documents:

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

.... 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)

Documents:

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

.... 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)

Documents:

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

.... 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)

Documents:

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

.... 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)

Documents:

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

..... 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)

Documents:

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

..... 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)

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10. Other Business

A. Staff update on current planning projects

B. Board of Zoning Appeals 2022 Schedule

11. Adjournment

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AGENDA

Documents:

[AGENDA 11-11-21 - BZA REGULAR MEETING.PDF](#)