

Board of Zoning Appeals

Public Notice



PUBLIC NOTICE

Meeting Location

*The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on **Thursday, December 8, 2022 at 4:00 PM** at Greenville City Hall, Council Chambers, 10th Floor at **206 South Main Street**. 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](https://www.greenvilleesc.gov/1694/online-meetings)

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on **Thursday, December 8, 2022 at 4:00 PM**, for the purpose of considering the following Applications:

OLD BUSINESS

A. S 22-662 Applicant requests deferral to the January 12, 2023 meeting

Application by Jeffrey Pagliaro for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **400 E WASHINGTON ST UNIT 8** (TM# 006301-04-00200)

NEW BUSINESS

A. S 22-664

Application by Michelle Kilcoyne and Jessica Kilcoyne for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **307 MILLS AV** (TM# 021900-14-00900)

Documents:

[22-0664 S 22-664 PUBLIC NOTICE POSTING.PDF](#)

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B. S 22-761

Application by Ascend Construction, LLC (Adam Pitts) for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **107 WHITSETT ST** (TM# 004700-03-01100)

Documents:

[22-0761 S 22-761 PUBLIC NOTICE POSTING.PDF](#)

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C. S 22-785

Application by Nelson and Galbreath (Jeffrey S. Harris) on behalf of Veterinary Emergency Group for a **SPECIAL EXCEPTION** to operate a 'Veterinary clinic' use after midnight in a PD, Planned Development district at **1025 WOODRUFF RD SUITE K103** (TM# 054702-01-02504)

Documents:

[22-0785 S 22-785 PUBLIC NOTICE POSTING.PDF](#)

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D. S 22-835

Application by Randy Jason Scott for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **801 E NORTH ST UNIT 1** (TM# 004000-01-01201)

Documents:

[22-0835 S 22-835 PUBLIC NOTICE POSTING.PDF](#)

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E. S 22-851

Application by Spatial Planning Innovations, LLC (Timothy M. Thomason) on behalf of First Baptist Simpsonville (Russell E. Hill) for a **SPECIAL EXCEPTION** to expand a 'religious institution' use in a R-6, Residential district at **2331 LAURENS RD** (TM# 026300-02-00100)

Documents:

[22-0851 S 22-851 PUBLIC NOTICE POSTING.PDF](#)

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F. S 22-852

Application by Avis Budget Car Rental, LLC (Peter Piracci) for a **SPECIAL EXCEPTION** to change a nonconforming 'Automobile sales' use to a nonconforming 'Automobile rental' use in a C-3, Regional commercial district at **2432 LAURENS RD** (TM# 026300-01-00700)

Documents:

[22-0852 S 22-852 PUBLIC NOTICE POSTING.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. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Written comments may be mailed to Planning & Development Office, PO Box 2207, Greenville, SC 29602 or emailed to planning@greenvillesc.gov.

Written comments should be received by 5:00 P.M. on the Monday before the hearing to allow the Board reasonable time to review. Comments received Tuesday and Wednesday will continue to be forwarded to the Board. Comments received by 12:00 P.M. Thursday will be provided to the Board at the hearing. Comments received after 12:00 P.M. Thursday should be made at the public 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 and occupants 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.

Documents:

[PUBLIC NOTICE POSTING \(DECEMBER 2022\).PDF](#)

City of Greenville Planning and Development | 864-467-4476