

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, December 9, 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, December 9, 2021 at 4:00 PM**, for the purpose of considering the following Applications:

OLD BUSINESS:

A.

S 21-781

Application by Group Therapy Pub & Playground (Matthew Hubbard) for a **SPECIAL EXCEPTION** to establish a "Bar" and "Indoor entertainment facility" use open after 12:00 midnight 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](#)

B.

S 21-782

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

Documents:

... C.

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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NEW BUSINESS

.... A.

A 21-696

Application by Verizon/Cellco Partnership SC Gen Part (Jarod Yerg) for an **APPEAL** of the administrator's decision requiring removal of a non-conforming sign at **469 Congaree Road** (TM# 054303-01-00501)

Documents:

[A 21-696_469 CONGAREE RD_PUBLIC NOTICE.PDF](#)

.... B.

S 21-805

Application by Brass Monkey LLC (Matthew Gourley) for a **SPECIAL EXCEPTION** to operate a "Restaurant" use 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](#)

.... C.

S 21-892

Application by Hertz Rental Car (Carissa Sturghill) for a **SPECIAL EXCEPTION** to establish an "Automobile rental" use in a C-3, Regional commercial district located at **408 N Pleasantburg Drive** (TM# 028200-02-01202)

Documents:

[S 21-892_408 N PLEASANTBURG DR_PUBLICNOTICE.PDF](#)

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.