

# Board of Zoning Appeals

Official Agenda



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## 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 do not include Staff Reports. This agenda will be updated/amended once Staff Reports and Recommendations are available for posting, and will be included as the first item in the item attachment.

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\\_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)

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 ST (TM# 004700-04-00400)

Documents:

[S 21-780\\_106 WHITSETT ST\\_PUBLICNOTICE.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\\_PUBLICNOTICE.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\\_PUBLICNOTICE.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\\_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](#)

.... 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\\_PUBLICNOTICE.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\\_PUBLICNOTICE.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](#)