



AGENDA

BOARD OF ZONING APPEALS AGENDA WORKSHOP

Tuesday, December 7, 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: 2333 912 8084

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 December 9, 2021

Application materials are included with the Agenda Packet for the December 9, 2021 Public Hearing.

1. Call to Order

2. 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)

B. S 21-782 *Deferred until January*

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)

C. S 21-795 *Deferred until January*

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)

3. 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)

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)

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)

4. Adjournment