

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

December 9, 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, 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>

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - A. November 9, 2021 – Agenda Workshop
 - B. November 11, 2021 – Regular Meeting
5. Call for Public Notice Affidavit from Applicants

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. 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_AGENDAPACKET.PDF](#)

. . . B.

S 21-782 - DEFERRED UNTIL JANUARY 2022 BZA MEETING

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 2022 BZA MEETING

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)

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9. 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_AGENDAPACKET.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_AGENDAPACKET.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_AGENDAPACKET.PDF](#)

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10. Other Business

A. Staff update on current planning projects

11. Adjournment

Documents:

[12-09-21 - BZA REGULAR MEETING AGENDA.PDF](#)