



AGENDA

REGULAR MEETING OF BOARD OF ZONING APPEALS

THURSDAY, NOVEMBER 13, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 10th Floor

206 S. Main Street

Greenville, South Carolina 29601

Citizens may access the meeting at the following web address:

<https://www.greenvillesc.gov/meeting>

1. Call to Order

2. Welcome and Opening Remarks from the Chair

3. Roll Call

4. Approval of Minutes

A. Approval of Minutes for meetings held on October 2, 2025 and October 9, 2025

5. Call for Public Notice Affidavit from Applicants

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. OLD BUSINESS

A. **S 25-185** *Application Withdrawn*

Application by Richmond Towne LLC (Christina Moir) for a **SPECIAL EXCEPTION** to establish an accessory 'drive-thru' use as part of a 'General food and beverage (up to 6,000 SF)' use in an MX-2, Mixed Use 2 district at **494 S PLEASANTBURG DR** (TM# 026600-01-01103, 026600-01-01136)

B. **A 25-307** *Applicant requests deferral to January 8, 2026 meeting*

Application by FMO Real Estate, LLC to **APPEAL** the administrator's decision to deny a permit to install a digital face on a billboard in a MX-D, Mixed Use Downtown district near the intersection of **N ACADEMY ST AND BUNCOMBE ST** (TM# 001400-05-00300)

C. **S 23-033M**

Application by Whistler Restaurant Group, LLC (Jessica Kearns) dba Reys for a **SPECIAL EXCEPTION** to modify a 'General Food or Beverage' and 'Bar' use operating after midnight in an MXS-D, Shopfront Downtown district at **20 N MAIN ST** (TM# 000100-05-00200)

9. NEW BUSINESS

A. **S 22-762M**

Application by The Cocktail Company (Howard Dozier) for a **SPECIAL EXCEPTION** to modify a 'Bar or nightclub' use operating after midnight in an MXS-D, Shopfront

Downtown district at **355 S MAIN ST STE 30** (TM# 006100-03-04115, 006100-03-04116)

- B. **V 25-815** *Application administratively deferred to date certain*
Application by Raybrook Homes (Chad Tompson) for a **VARIANCE** to modify the front setback in a RH-C, House C district at **206 PRINCETON AV** (TM# 028000-02-18400)
- C. **S 25-917**
Application by McAdams (David Bergmark) on behalf of The Huntington National Bank (Nick Coventry) for a **SPECIAL EXCEPTION** to establish an accessory 'drive-thru' use as part of a 'General retail (up to 6,000 SF)' use in an MX-2, Mixed Use 2 district at **1601 LAURENS RD** (TM# 025700-08-00101)

10. OTHER BUSINESS

- A. Election of Chair and Vice-Chair
- B. Staff Updates

11. Adjournment