



# Public Notice

Planning and Zoning

From: Planning and Development Services Staff  
Subject: Upcoming Applications for the Board of Zoning Appeals  
Date: April 29, 2026

## Meeting Information

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on **Thursday, May 14, 2026**, at **4:00 PM** at Greenville City Hall, Council Chambers, 10<sup>th</sup> Floor at **206 South Main Street**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

The public may also view the meeting through Webex by going to <https://www.greenvillesc.gov/bza>. The Webex link is located on the meeting's media tab. The password is: meetnow.

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on **Thursday, May 14, 2026, at 4:00 PM**, for the purpose of considering the following Applications:

## NEW BUSINESS

### **A. S 23-116M**

Application by Jack Brown's GVL LLC (Tara Stouder) for a **SPECIAL EXCEPTION** to modify a 'general food and beverage (up to 6,000 SF)' use operating after midnight in an MXS-D, Shopfront Downtown district at **19 AUGUSTA ST** (TM# 019902-05-00101, 008900-01-01900)

### **B. S 25-380M**

Application by King's Classical School (Michael Short) for a **SPECIAL EXCEPTION** to modify and expand a 'school' use in an RH-C, House C district at **3030 AUGUSTA ST** (TM# 021100-01-00500, 021100-01-00501)

### **C. S 26-313 *Application withdrawn***

Application by Maynard Nexsen (Andrea Easler) on behalf of Round One Entertainment, Inc. (Cindy Kinjo) for a **SPECIAL EXCEPTION** to operate a 'general indoor entertainment and recreation (6,000+ SF)' use after midnight in a BG, Business General district at **700 HAYWOOD RD A-4101** (TM# 028500-01-00400)

Documents relating to these applications are available for review online at [www.greenvillesc.gov/bza](http://www.greenvillesc.gov/bza). You may contact the Planning and Development Services office at (864) 467-4476 for more information.

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to three (3) minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Written comments may be mailed to Planning Department, PO Box 2207, Greenville, SC 29602 or emailed to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).

Written comments should be received by 5:00 p.m. on the Monday before the hearing to allow the Board reasonable time to review. Comments will continue to be forwarded to the Board until 5:00 p.m. on the

(Continue to next page)

Wednesday before the hearing. Comments after that time should be made at the public 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.

The criteria for the Board's decision are established in the Greenville Development Code (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 is found in Greenville Development Code Section 19-6.2.15.D.

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.



**APPLICATION FOR SPECIAL EXCEPTION**

Contact Planning & Development (864) 467-4476 or [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

**APPLICANT/OWNER INFORMATION**

**\*Indicates Required Field**

APPLICANT

PROPERTY OWNER

*Name:	Contact City of Greenville Planning for applicant and owner information
*Title:	
*Address:	
*State:	
*Zip:	
*Phone:	
*Email:	

APPLICANT'S AGENT<sup>1</sup>

Name	Title / Organization
Phone	Email

*(<sup>1</sup>Optional Field- includes project architects, engineers, attorneys, representatives, etc.)*

**PROPERTY INFORMATION**

STREET ADDRESS: \_\_\_\_\_

TAX PARCEL #: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ ZONING DESIGNATION: \_\_\_\_\_

\*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

**Initial** [REDACTED]

**REQUEST**

Refer to Article 19-3, Use Regulations, of the [Greenville Development Code](#)

PROPOSED LAND USE: \_\_\_\_\_

DESCRIPTION OF PROPOSED USE:

**INSTRUCTIONS**

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.
2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov) and the phone number is **864-467-4476**.
3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.(D)(2)** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit [www.greenvillesc.gov/planningzoning](http://www.greenvillesc.gov/planningzoning).
4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

For site plans, attach a scaled drawing of the property that reflects, at a minimum, the following:

- (a) property lines, existing buildings, and other relevant site improvements;
- (b) the nature (and dimensions) of the proposed development (activity);
- (c) existing buildings and other relevant site improvements on adjacent properties; and,
- (d) topographic, natural features, etc. relevant to the requested special exception.

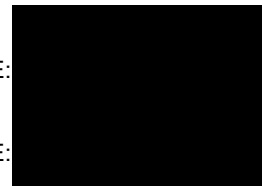
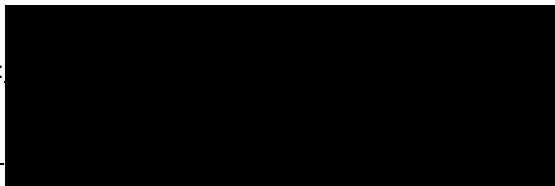
5. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).
6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is \$250.00.
7. The Administrator will review the application for “completeness” pursuant to **Section 19-6.2.1(B)(3) Completeness Determination**, prior to proceeding with public notice. If the application is determined to be “incomplete,” the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.
8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

Please read carefully: The Applicant and Property Owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE:

DATE:



PROPERTY OWNER SIGNATURE:

DATE:

**APPLICANT RESPONSE TO**

**SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT**

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

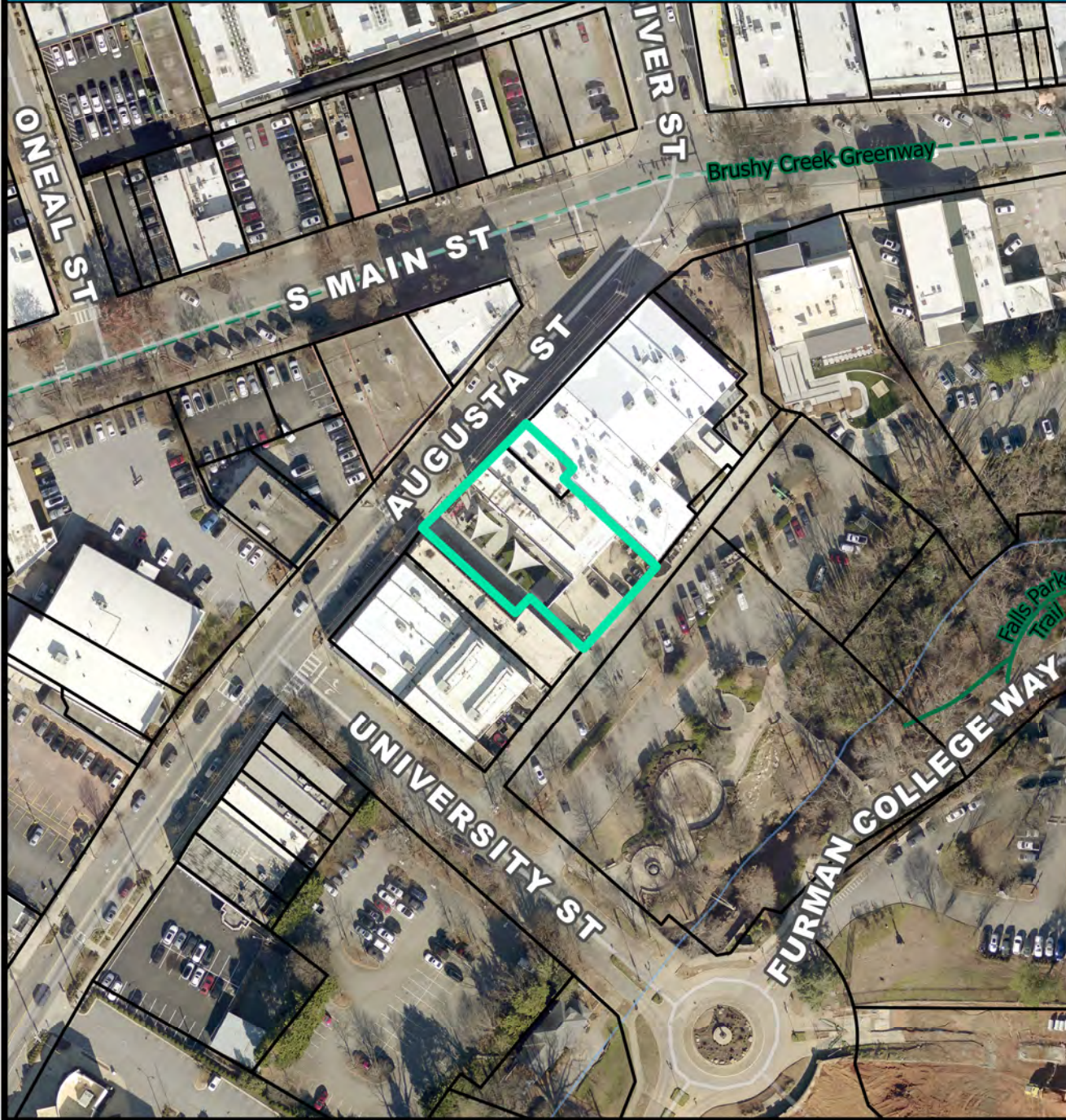
**Please attach a separate sheet that addresses each of the following questions:**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.
  
2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-3.4, USE STANDARDS.**
  
3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.
  
4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:
  - A. VISUAL IMPACTS;
  - B. SERVICE DELIVERY;
  - C. PARKING AND LOADING;
  - D. ODORS;
  - E. NOISE;
  - F. GLARE;
  - G. AND, VIBRATION.

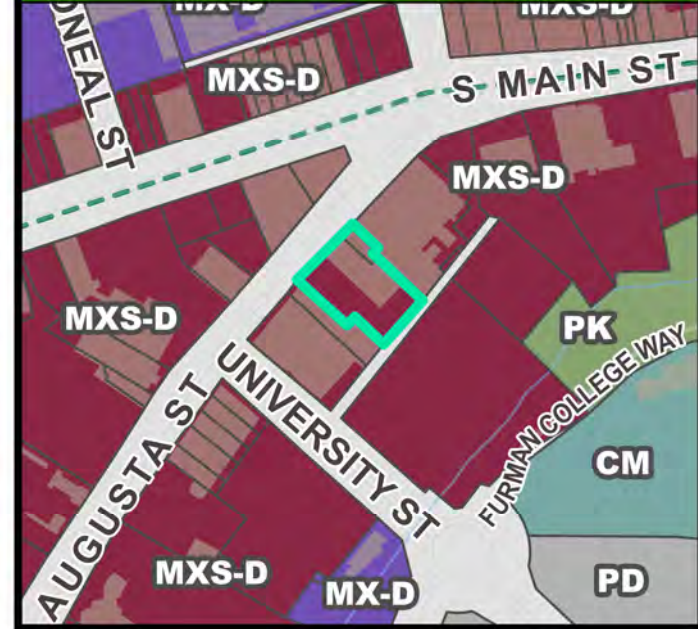
**Section 6.2.15(B) Application Requirements**  
**Application Timeline**



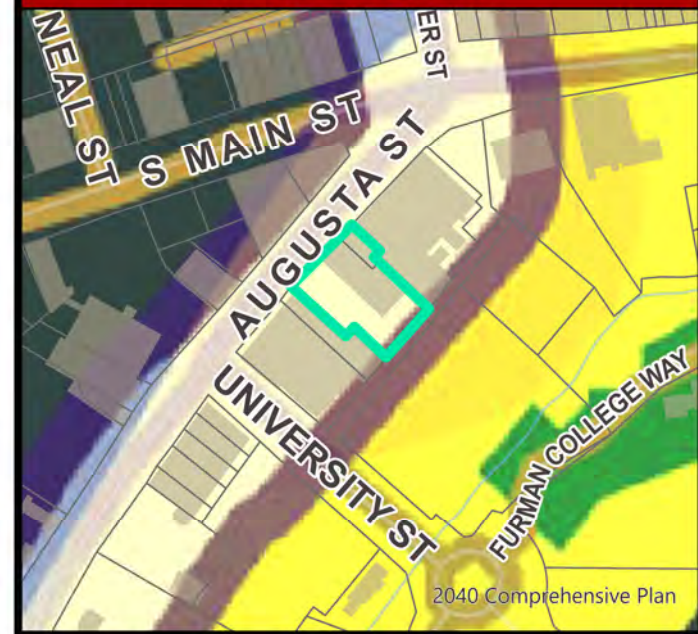
AERIAL VIEW



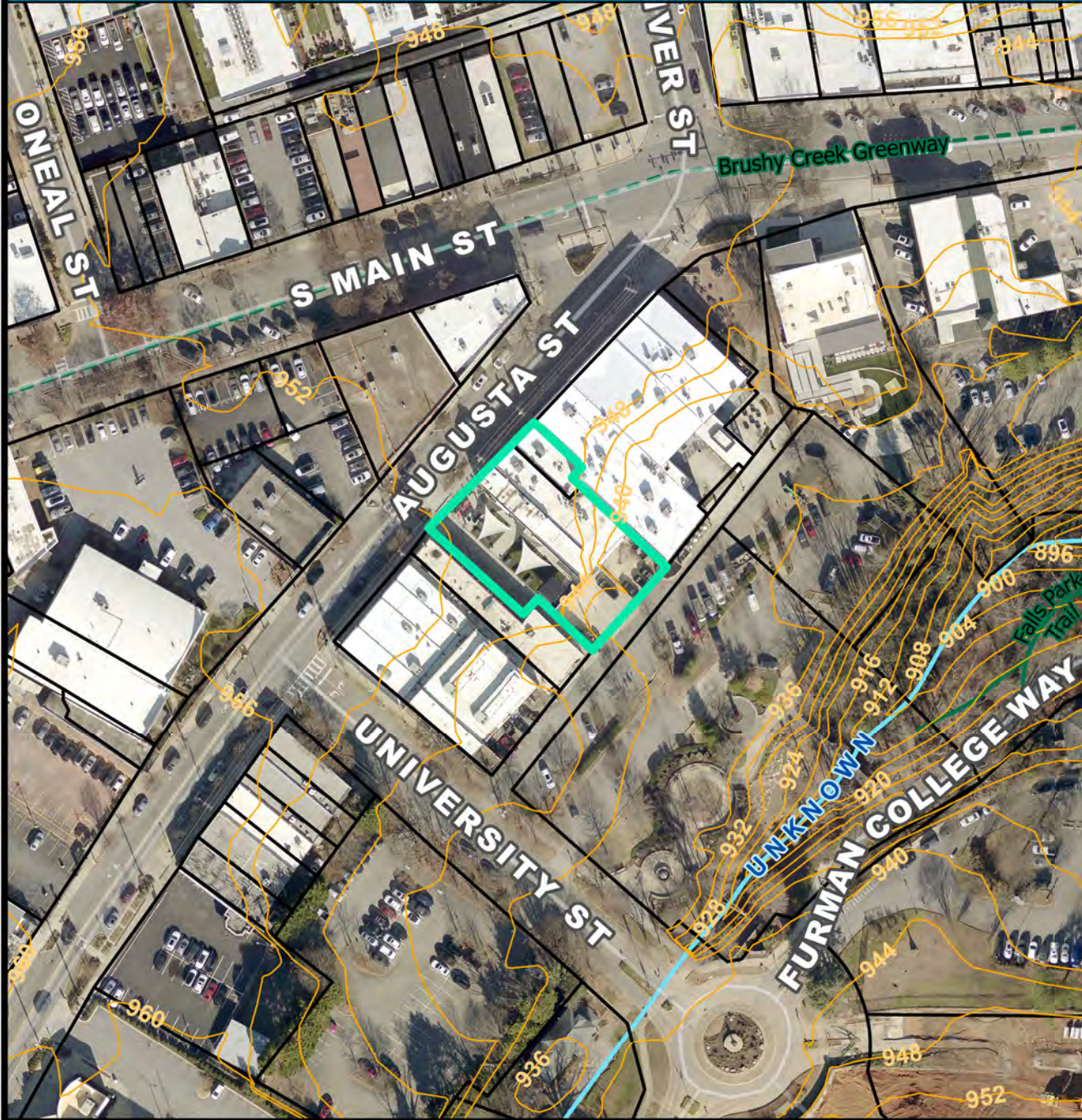
CURRENT ZONING



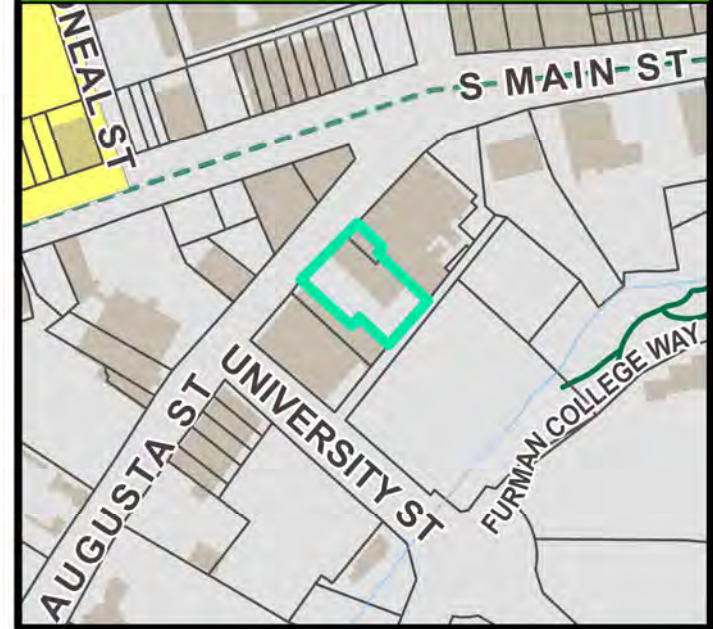
FUTURE LAND USE



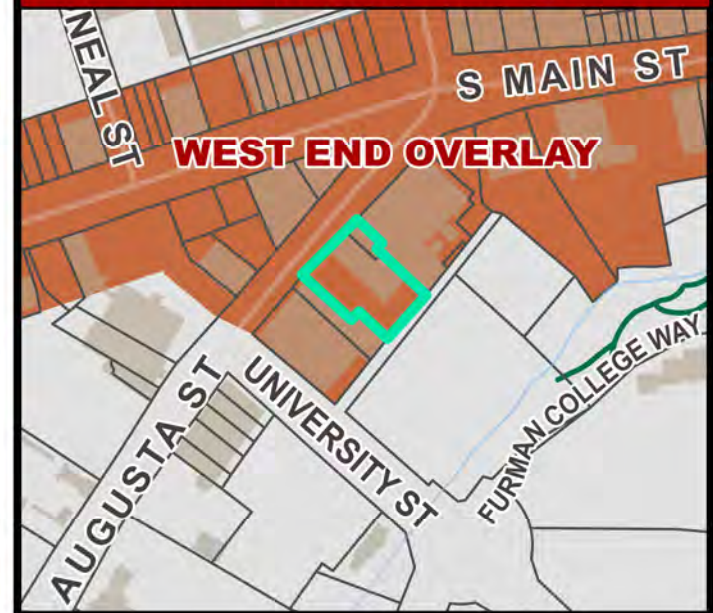
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





# APPLICATION FOR TECHNICAL ADVISORY COMMITTEE REVIEW

Contact Planning & Development (864) 467-4476 or [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

## APPLICANT/OWNER INFORMATION

**\*Indicates Required Field**

	APPLICANT	PROPERTY OWNER
*Name:	Contact City of Greenville Planning for applicant and owner information	
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

## PROPERTY INFORMATION

\*STREET ADDRESS: \_\_\_\_\_

\*TAX MAP #(S): \_\_\_\_\_

\*CURRENT ZONING DESIGNATION: \_\_\_\_\_

### Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

#### Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

#### Seating Plan

1. Provide a floor plan and life safety plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.

#### Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status of City Business License Application
5. Status of SCDHEC 'Retail Food Establishment' Permit, If Applicable
6. Status of Abl-901 Application to SC Department of Revenue
7. Provide Documentation That SLED Requirements Have Been Met

#### Security Procedures

1. Number and Type of Designated Security Staff
2. Training / Certification of Staff
3. Specific Duties / Responsibilities of Staff
4. Entry / Exit / Re-Entry Procedures
5. Crowd Management



**Provide a response for each of the following:**

1. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.
  
2. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.

**Meeting With the Technical Advisory Committee**

Applications will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments/Divisions and appointed by the City Manager:

Building Codes and Inspections  
City Attorney  
Economic Development  
Fire Prevention

Planning and Zoning  
Police  
Revenue (Business License)  
Tourism and Events

The Technical Advisory Committee generally convenes once-a-month to meet with Applicants and review applications. The purpose of these meetings is to develop a more comprehensive understanding of the Applicant's proposal by the Committee, which in turn conveys a more comprehensive understanding of the City's operating requirements and expectations for Applicants. This Committee will form recommendations for the Zoning Administrator and Board of Zoning Appeals as applicable.

**The Applicant and Business Owner are required to attend a TAC meeting to discuss the application.** The Property Owner, Architect, and anyone involved in management of the business' operations may also attend. The meeting date, time, and exact location will be confirmed upon submittal of this application to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).

**Jack Brown's GVL, LLV**  
**Db a Jack Brown's Beer & Burger Joint**  
19 Augusta Street  
Greenville, SC 29601

Operating Plan

1. Type of Use: Restaurant
2. Days and Hours of Operation: 11am – 2am, Monday - Sunday
3. Staffing Schedule: We will have two shifts daily for both Front of House and Back of House. General times and number of staff are below:

Front of House	Kitchen	Management
10am – 5pm (2 employees)	9am – 5pm (2 employees)	10am – 8pm (1 manager)
10am – 2pm (3 employees)	10am – 2pm (2 employees)	2pm – 12am (1 manager)
5pm – 2am (2 employees)	5pm – 2am (2 employees)	
5pm – 10pm (3 employees)	5pm – 10pm (2 employees)	
4. Kitchen Equipment Schedule: See attached Equipment Schedule on architectural drawings page A1.01
5. Menu and Hours of Food Service: Please see attached menu. This menu is available daily and from 11am – 2am.
6. Parking for Customers and Employees: See attached Tax Parcel map with parking area denoted by blue lines that are public or paid lots available to customers and employees. There is additional street parking on Augusta Street.
7. Designated Smoking Area: There will be no smoking or designated smoking area and we will adhere to the current city codes for smoking outside
8. Type of Entertainment and Duration: There will be only background music played through an installed speaker system and occasionally a live performance on the stage on the patio.
9. **Closing / “Last Call” Procedures:** We will close no later than 2 AM every night and the last call for food and alcohol will be no later than 1:30 AM.

Security Procedures

1. Number and Type of Designated Security Staff: Management will control the flow and number of customers allowed to enter or be seated during peak capacity times.
2. Training/Certification of Staff: All Front of House and Management staff are TIPS certified for the safe service of alcohol.
3. Specific Duties/Responsibilities of Staff:
  - Manager: manage the day-to-day tasks as well as scheduling, inventory ordering and management, special events, and hiring, training, and enforcing company policies and procedures.
  - Shift Leader: Serve as Manager on Duty when GM is not present. Open and close the restaurant daily.
  - Bartender/Server: Pouring & serving beers and food orders. Follow all safety policies and procedures to ensure safety of guests and fellow staff members.
  - Cook: Cooking food items and plating. Maintaining a clean and safe kitchen environment. Following all food safety requirements.
4. Entry/Exit/Re-Entry Procedures: Our only customer entrance will be through the front door. There is an emergency exit (exit only and locked from the outside) in the common use hallway behind our space.
5. Crowd Management: The on-duty manager will manage the door and ensure capacity is maintained appropriately during peak hours and that safety is the top priority for our staff and guests.

### Seating Plan

1. Please see attached architectural drawings page A1.01
2. Please see attached patio drawings.

### Business Plan

1. Business Plan Summary: Please see attached business plan document
2. Projected Revenue: \$1.6M average revenue for the first 3 years. 70% Food, 30% Alcoholic Beverages
3. Fees for Entry/Membership/Entertainment: N/A
4. Status of City Business License: License #2022-64182 Issued 12/2/2022.
5. Status of SCDHEC Permit: Permit #23-206-13444 Issued 12.16.22
6. Status of ABL-901: License #110638837-PBW Issued 12.26.22
6. Provide documentation that SLED Requirements have been met: SLED approved on 12/20/22



**Jack Brown's GVL, LLC  
dba Jack Brown's Beer & Burger Joint**



**Business Plan and Executive Summary**

The following business plan will serve as an operating guide for Jack Brown's GVL, LLC. It contains a description of the business, its operating goals, management and marketing strategies, and projections for the future.

Jack Brown's GVL, LLC will be doing business as Jack Brown's Beer & Burger Joint. Our Restaurants specialize in the preparation and sale of unique hamburgers made with fresh Wagyu beef and related side items emphasizing prompt, courteous and informative service in a relaxed, fun and retro atmosphere. The Restaurants also offer over 100 brands of craft beers ranging from locals to rare beers from around the world. The décor of the Restaurant is nostalgic, eclectic and inspired by saloons of the Wild West.

We have developed and own a comprehensive system for developing and operating Restaurants, which includes trademarks, premises design and layout, a unique décor package, equipment, ingredients, recipes, unique sauces and specifications for authorized food products, methods of inventory control, menus and certain operational and business standards and policies, recordkeeping and reporting, purchasing, promotion and marketing.

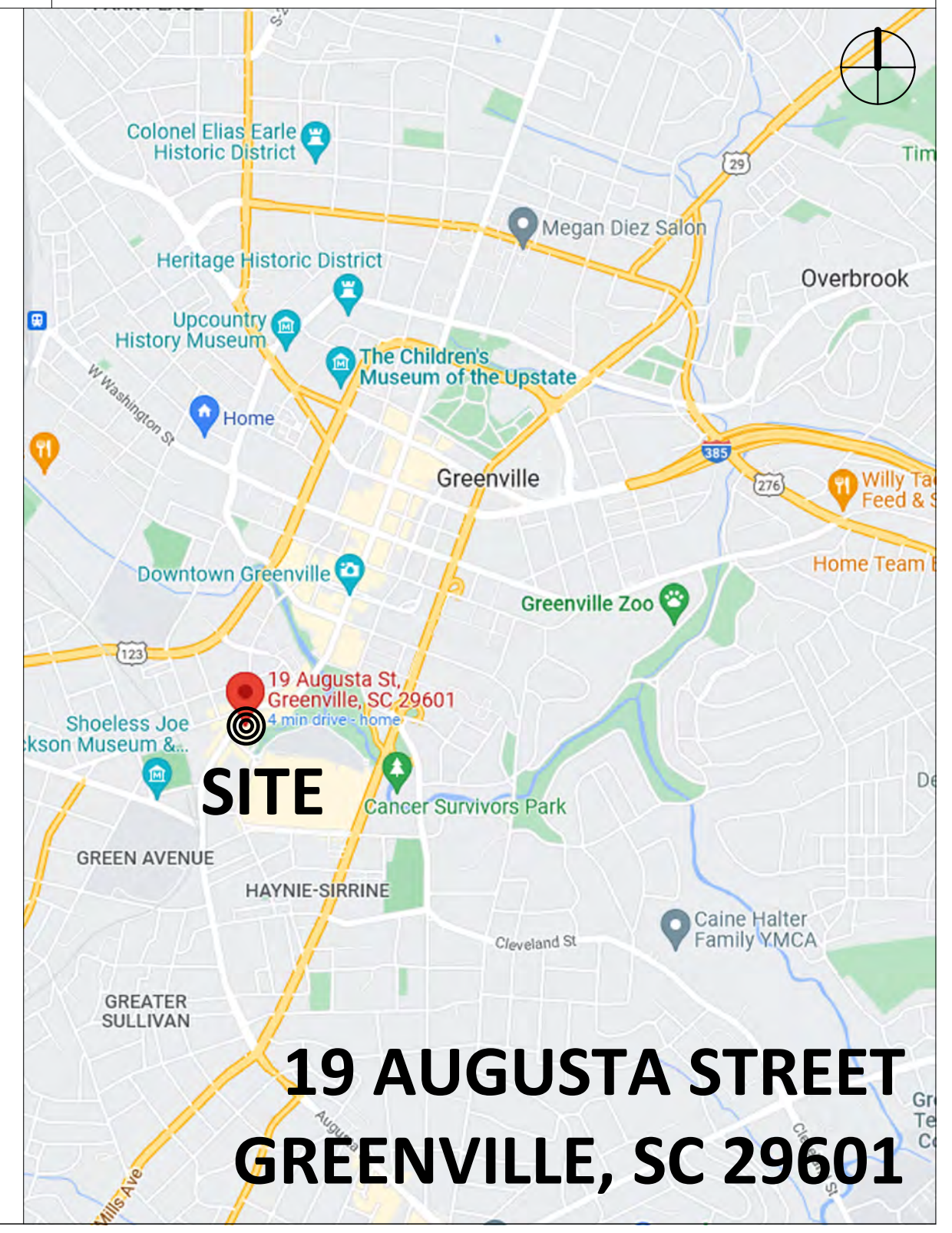
The restaurant industry is a highly competitive and developed market, which can be affected significantly by many factors including changes in local, regional or national economic conditions, changes in consumer taste, consumer concerns about nutritional quality and increases in the number of and particular locations of, competing restaurants. Various factors can adversely affect the restaurant industry including inflation, increases in food, labor and energy costs, the availability and cost of suitable sites, fluctuating interest and insurance rates, state and local regulations and licensing requirements and the availability of an adequate number of hourly-paid employees. In addition, major chains, which have substantially greater financial resources and longer operating histories, dominate the restaurant industry. We compete primarily on the basis of food quality, price and service.

The menu is purposely simple. We focus on doing one thing and doing it right. We sell a six-ounce Wagyu beef burger, and we wash that down with an award-winning selection of craft beer. Excellent ingredients, simple old-fashioned preparation and strict adherence to our recipes make the Jack Brown's burger what it is: an award-winning delicacy for burger lovers. The craft beer menu is amazing, ranging from local darlings to rare beers from around the world. The bar is designed for patrons to hang out and our staff is specifically trained to guide our customers through the world of craft beer and to know our customer's names and preferences. It's simple: great burgers, great beer, and great times.

We project the Jack Brown's in Greenville, SC to achieve \$1.8MM in total revenues with 65% of this revenue being derived from the sale of burgers, fries, and non-alcoholic beverages. We will achieve this by providing a burger of top-notch quality, in a fun and energetic environment. We believe our sale of burgers, fries and non-alcoholic beverages to be 65% of our total revenues based on trend and data from our 15 other Jack Brown's locations.

ALL DRAWINGS, SPECIFICATIONS AND/OR ANY OTHER REPRODUCTIONS THEREOF FURNISHED BY LMG ARCHITECTS, LLC ARE THE PROPERTY OF LMG ARCHITECTS, LLC. THESE MATERIALS ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF LMG ARCHITECTS, LLC. COPYRIGHT 2017 LMG ARCHITECTS, LLC. ALL RIGHTS RESERVED.

# TENANT UPFIT FOR JACK BROWN'S



**19 AUGUSTA STREET  
GREENVILLE, SC 29601**

## GENERAL NOTES

- ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL STATE OR FEDERAL CODES OR REGULATIONS HAVING JURISDICTION. IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO REQUEST FROM AND RECEIVE CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY POSSIBLE CONFLICTS PRIOR TO INITIATING ANY WORK.
- GENERAL CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UNDERGROUND UTILITIES AND PIPING AND PROTECT THEM BEFORE BEGINNING WORK. GENERAL CONTRACTOR SHALL EMPLOY A LOCATION SERVICE AT HIS EXPENSE AND WILL BE RESPONSIBLE FOR ANY REPAIRS NECESSARY AS A RESULT OF DAMAGES CAUSED BY CONSTRUCTION OPERATIONS.
- FILL ALL PENETRATIONS (I.E. PLUMBING, MECHANICAL, ELECTRICAL) IN RATED WALLS WITH UL RATED COMPACTED MINERAL WOOL AND COAT WITH UL RATED FIRE STOP COATING.
- ALL CONTRACTORS AND SUB-CONTRACTORS ARE TO REVIEW ARCHITECT'S AND ENGINEER'S DRAWINGS AND COORDINATE EACH WITH THEIR SPECIFIC DISCIPLINE. REFER ANY QUESTIONS OR CONFLICTS TO ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE HANDICAPPED ACCESSIBLE AND COMPLY WITH BARRIER FREE DESIGN AND OTHER APPLICABLE STANDARDS.
- DIMENSIONS SHOWN FOR EXTERIOR DOORS AND WINDOWS ARE TO MASONRY OPENINGS UNLESS OTHERWISE NOTED. ALL OTHER DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
- ALL WOOD FRAMING, SHEATHING, AND/OR BLOCKING TO BE FIRE RETARDANT TREATED AS REQUIRED BY CODE. ALL WOOD IN CONTACT WITH MORTAR, CONCRETE, OR MASONRY TO BE PRESSURE TREATED.
- ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS, VENDORS OR THE OWNER TO ASSURE THAT ALL SCHEDULES ARE MET.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE AND ALL INSPECTION REQUIREMENTS STATED THEREIN. THE CONTRACTOR WILL WORK WITH ANY INSPECTORS, TESTING AGENCIES AND / OR OTHER CONSULTANTS HIRED BY THE OWNER OR THE ARCHITECT TO HELP MEET THESE REQUIREMENTS.
- PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE W/ NPPA 10. INSTALL WALL MOUNTED FIRE EXTINGUISHERS (FE) @ 4'-0" A.F.F. TO TOP OF CABINET. GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH LOCAL FIRE MARSHALL.

## ABBREVIATIONS

NO. OR #	NUMBER AND	FIG.	FOOTING
@	AT	GA.	GAUGE
A.F.F.	ABOVE FINISH FLOOR	GALV.	GALVANIZED
ADJ.	ADJUSTABLE	GWB	GYPSUM WALL BOARD
ALUM.	ALUMINUM	H.M.	HOLLOW METAL
APPROX.	APPROXIMATE	HORIZ.	HORIZONTAL
BLDG.	BUILDING	INSUL.	INSULATION
B.O.S.	BOTTOM OF STEEL	INT.	INTERIOR
CJ.	CONTROL JOINT	MECH.	MECHANICAL
CLG.	CEILING	M.O.	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	M.R.	MOISTURE RESISTANT
CCL.	COLUMN	MAX.	MAXIMUM
CONC.	CONCRETE	MIN.	MINIMUM
CONST.	CONSTRUCTION	MTL.	METAL
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
D.F.	DRINKING FOUNTAIN	NOM.	NOMINAL
D.S.	DOWN SPOUT	O.C.	ON CENTER
DIA.	DIAMETER	P.T.	PRESSURE TREATED
DN	DOWN	PLYWD.	PLYWOOD
DN	DOWN	R.D.	ROUGH OPENING
DWG	DRAWING	R.O.	ROUGH OPENING
EJ	EXPANSION JOINT	REINF.	REINFORCEMENT
ELEC.	ELECTRICAL	REQ'D	REQUIRED
ELEV.	ELEVATION	SIM.	SIMILAR
EQUIP.	EQUIPMENT	SPEC.	SPECIFICATIONS
EQ.	EQUAL SPACE	SQ.	SQUARE
EXIST.	EXISTING	THK.	THICKNESS
EXP.	EXPANSION	T.O.J.	TOP OF JOIST
EXT.	EXTERIOR	T.O.S.	TOP OF STEEL
F.D.	FLOOR DRAIN	T.O.W.	TOP OF WALL
F.E.C.	FIRE EXTINGUISHER CABINET	TYP.	TYPICAL
FE	FIRE EXTINGUISHER	U.N.O.	UNLESS NOTED OTHERWISE
FF	FINISH FLOOR	VERT.	VERTICAL
F.O.M.	FACE OF MASONRY	V.F.	VERIFY IN FIELD
F.O.S.	FACE OF STUD	W.H.	WATER HEATER
		W/	WITH
		WD.	WOOD

## PROJECT TEAM

**CLIENT**  
JACK BROWN'S BEER & BURGER JOINT

**ARCHITECT**  
LMG ARCHITECTS, LLC

**MECHANICAL**  
LEBLANC WELCH, INC.

**ELECTRICAL**  
VRETTOS ENGINEERING & CONSULTING

**PLUMBING**  
LE BLANC-WELCH INC.

## BUILDING CODE SUMMARY

**JOB LOCATION:** GREENVILLE, SOUTH CAROLINA  
**TAX MAP / PARCEL ID:** 0089000101800  
**JURISDICTION:** CITY OF GREENVILLE, SOUTH CAROLINA  
**SCOPE NARRATIVE:** TENANT UPFIT FOR RESTAURANT  
**APPLICABLE CODES:** 2018 SOUTH CAROLINA BUILDING CODE (SCBC)  
 2017 NATIONAL ELECTRIC CODE (NEC)  
 2018 SOUTH CAROLINA MECHANICAL CODE (SCMC)  
 2018 SOUTH CAROLINA PLUMBING CODE (SCPC)  
 2018 SOUTH CAROLINA FIRE CODE (SCFC)  
 2009 SOUTH CAROLINA ENERGY CONSERVATION CODE (SCECC)  
 ACCESSIBILITY GUIDELINES; ANSI 117.1 - 2017

**OCCUPANCY GROUP:**  ASSEMBLY (A-2)  ASSEMBLY (A-3)  BUSINESS (B)  
 EDUCATIONAL (E)  FACTORY (F-1)  FACTORY (F-2)  
 MERCANTILE (M)  RESIDENTIAL (R-1)  RESIDENTIAL (R-2)  
 RESIDENTIAL (R-3)  STORAGE (S-1)  STORAGE (S-2)  
 UTILITY (U)  OTHER (A-1, A-4, A-5, H, I, R-4)

**CONSTRUCTION TYPE:**  I-A  I-B  II-A  II-B  III-A  III-B  IV  V-A  V-B

**SPRINKLER PROVIDED?:**  YES  NO OCCUPANCY AND/OR SF THRESHOLD NOT MET  
**FIRE ALARM PROVIDED?:**  YES  NO OCCUPANCY AND/OR SF THRESHOLD NOT MET

**ALLOWABLE HEIGHT:** 40'-0" (2 STORIES) FOR (B) PER IBC TABLE 504.3 & 504.4  
**BUILDING HEIGHT:** 1 STORY; <25'-0" MAX HEIGHT  
**ALLOWABLE AREA:** 9,000 SF FOR (B) PER IBC TABLE 506.2  
**TENANT AREA (GROSS):** 1,068 SF

**OCCUPANT LOAD CALCULATIONS:** 41 OCCUPANTS  
**MIN. NUMBER OF EXITS REQUIRED:** ONE (1) PER IBC TABLE 1006.3.2(2) (O.L. < 49)  
**MAX TRAVEL DISTANCE:** 75'-0" WITH ONE EXIT PER IBC TABLE 1006.3.2(2)

**EXIT WIDTH CALCULATIONS:** DOORS  
 0.20" PER PERSON 41 OCCUPANTS X 0.20" = 8.2 INCHES  
 PROVIDED = 68 INCHES (1 EXIT)

## SHEET INDEX

SHEET #	SHEET NAME	PERMIT	REV 1	REV 2
00.01	COVER SHEET / CODE SUMMARY	•		
<b>GENERAL</b>				
A1.01	PROPOSED FLOOR PLAN	•		
A2.01	RCP AND LIFE SAFETY/OCCUPANCY PLAN	•		
<b>MECHANICAL</b>				
M1.01	HVAC PLAN	•		
M1.02	HVAC SCHEDULES	•		
M1.03	HVAC SPECIFICATIONS	•		
M1.04	HVAC SPECIFICATIONS, LEGEND & NOTES	•		
M1.05	HVAC DETAILS	•		
<b>PLUMBING</b>				
P1.01	PLUMBING WASTE PLAN	•		
P1.02	PLUMBING BASEMENT WASTE PLAN	•		
P1.03	PLUMBING SUPPLY & GAS PIPING PLAN	•		
P1.04	PLUMBING DETAILS	•		
P1.05	PLUMBING SCHEDULE & SPECIFICATIONS	•		
<b>ELECTRICAL</b>				
E1	ELECTRICAL LEGENDS AND SCHEDULES	•		
E2	ELECTRICAL PLANS AND NOTES	•		
E3	POWER RISER AND DETAILS	•		

## SYMBOL LEGEND

**PLAN/DETAIL**  
1 A1.01

**BUILDING SECTION**  
4 A4.01

**WALL SECTION**  
2 A5.01

**ROOF SLOPE**  
5 12

**EXTERIOR ELEVATION**  
1 A3.01

**INTERIOR ELEVATION**  
1 A3.01

**SPOT ELEVATION**  
+0'-0"

**PROJECT NORTH**  
PROJECT NORTH  
TRUE NORTH

**WINDOW / STOREFRONT TAG**  
A

**WALL TAG**  
1A

**KEY NOTE TAG**  
24

**EQUIPMENT/ ACCESSORY TAG**  
3

**OFFICE**  
ROOM NAME  
ROOM NUMBER  
103

**DOOR TAG**  
101A

**REVISION TAG**  
1

**LEVEL/ ELEVATION HEIGHT**  
0' - 0"

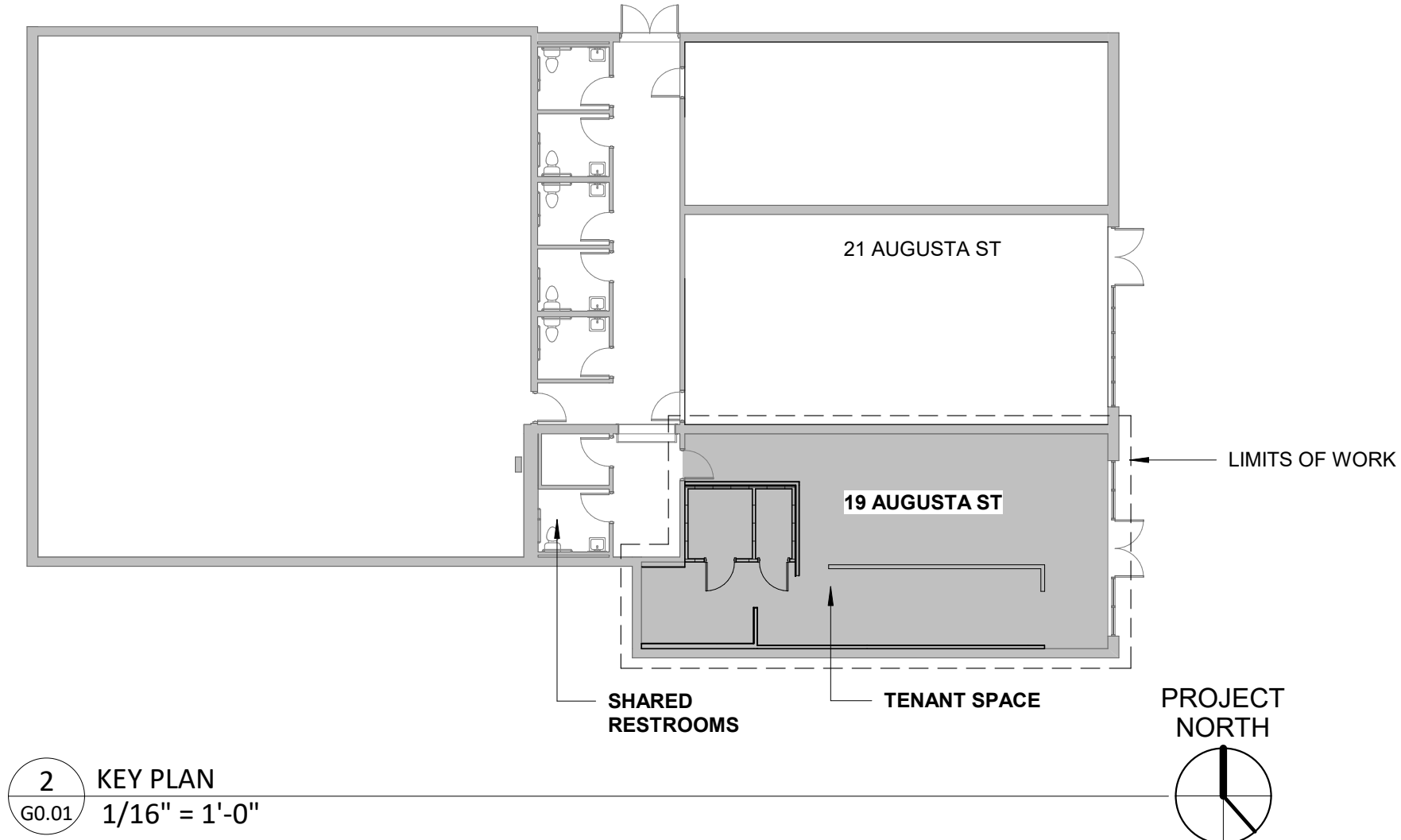
**COLUMN GRID TAG - NEW**  
C

**COLUMN GRID TAG - EXISTING**  
D

**TRAVEL DISTANCE PATH OF TRAVEL**  
24'-0"

**34" EXIT = 170 OCC. CAPACITY**

## KEY PLAN



**PLUMBING FIXTURE CALCULATIONS (PER IBC TABLE 2902.1):**

USE	OCCUPANCY
A-2 (RESTAURANT)	41 OCCUPANTS (21 MEN / 20 WOMEN)

	WATER CLOSETS	LAVATORIES	DRINK, FOUNTAINS	SVC SINK
TOTAL REQUIRED:	1 M / 1 F	1 M / 1 F	1 HI-LO	1
TOTAL PROVIDED:	2 M / 2 F / 1 UNISEX*	2 M / 2 F / 1 UNISEX*	1 HI-LO**	1

**\*NOTE:** RESTROOMS ARE SHARED RESTROOMS FOR THE BUILDING  
**\*\*NOTE:** DRINKING FOUNTAINS NOT REQUIRED IN RESTAURANTS WHERE WATER IS PROVIDED IN A CONTAINER FREE OF CHARGE PER IPC 410.4

LMG Architects, LLC

**LMG architects**

TENANT UPFIT FOR  
**JACK BROWN'S  
BURGER & BEER JOINT**

19 AUGUSTA STREET  
GREENVILLE, SC 29601

**JACK BROWN'S BEER & BURGER JOINT**

STATE OF SOUTH CAROLINA  
REGISTERED ARCHITECT  
MARK T. GODFREY  
GREENVILLE, SC  
7375

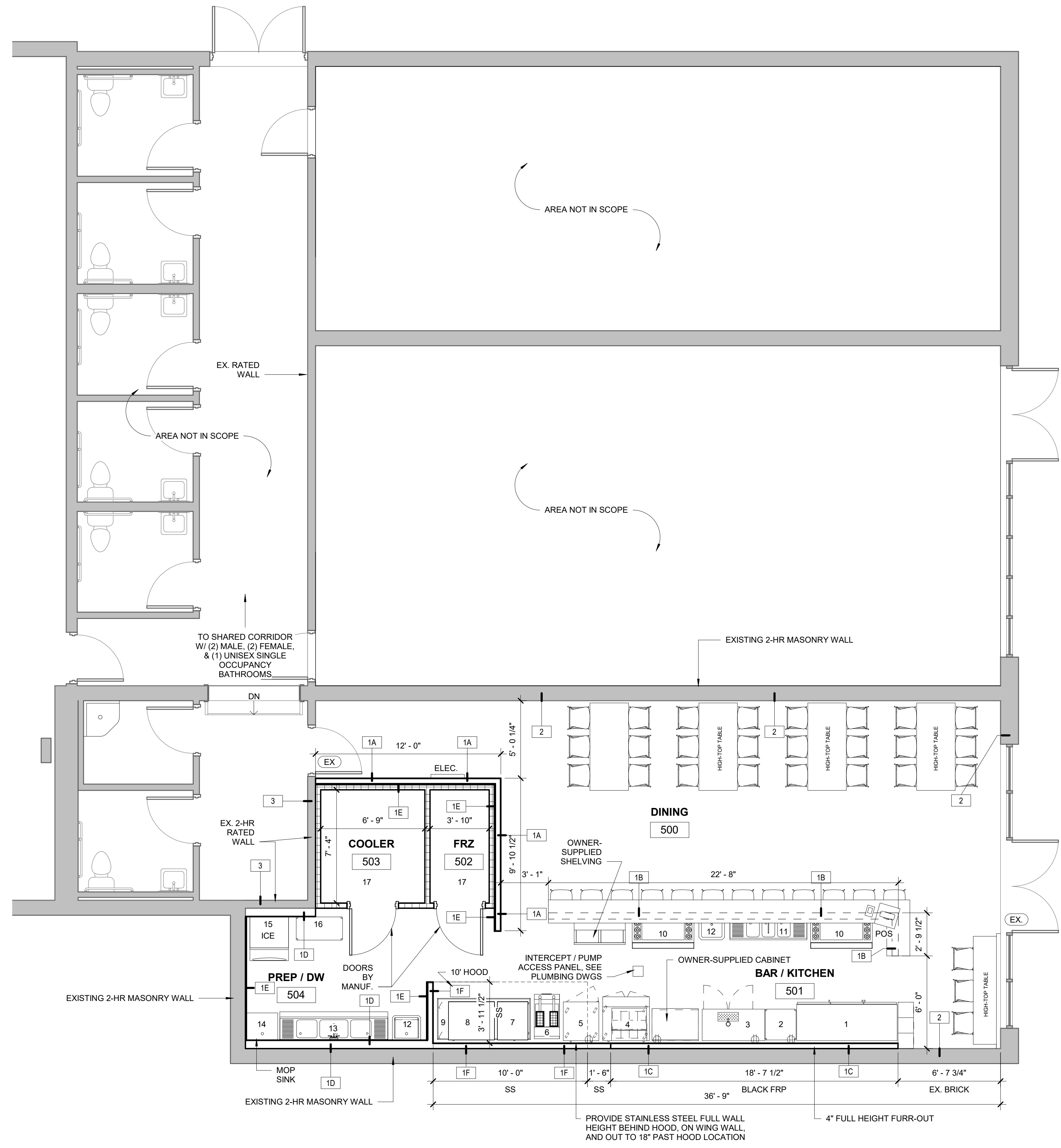
STATE OF SOUTH CAROLINA  
REGISTERED ARCHITECTS  
LMG ARCHITECTS, LLC  
GREENVILLE, SC  
100257

**DRAWING HISTORY:**

DATE	NO.	DESCRIPTION
04.01.2022	A	ISSUE FOR PERMIT

PROJ. NO. 22006  
SHEET TITLE: COVER SHEET / CODE SUMMARY  
SHEET NO. G0.01

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EQUIPMENT LIST	#
1 TRUE GLASS DOOR MERCHANDISER - GDM-72-LD	1
2 STEELTON 18-GAUGE SS WORK TABLE - 522ETSG2424	1
3 MICROMATIC BEVERAGE STATION - PRO-LINE E-SERIES 59" - MBB58BC-E-A	1
4 TRUE FOOD PREP TABLE - TSSU-36-12M-B	1
5 TRUE UNCERCOUNTER FREEZER - TUC-27F-HC	1
6 PITCO SOLSTICE GAS SINGLE STANDALONE FRYER - SG-18-S	1
7 STAR ULTRA-MAX GAS GRIDDLE - 824TA	1
8 STAR ULTRA-MAX GAS GRIDDLE - 836TA	1
9 TRUE CHEF BASE DRAWERED REFRIGERATOR - TRCB-72	1
10 REGENCY UNDERBAR ICE BIN - 600IB1836	2
11 ADVANCE TABCO BAR SINK - CRB-53C	1
12 CENTAUR SS HAND SINK	2
13 ADVANCE TABCO 3-COMPARTMENT SINK - FE-3-1620-18RL-X	1
14 ADVANCE TABCO FLOOR MOP SINK - 9-OP-20-EC-X	1
15 PRODIGY PLUS MODULAR CUBE ICE MACHINE - C0330SA-1	1
16 STEELTON 18-GAUGE SS WORK TABLE - 522ETSG3048	1
17 KOLPAK WALK-INS - COOLER & FREEZER; SEE SPEC DWGS FOR SIZES	1

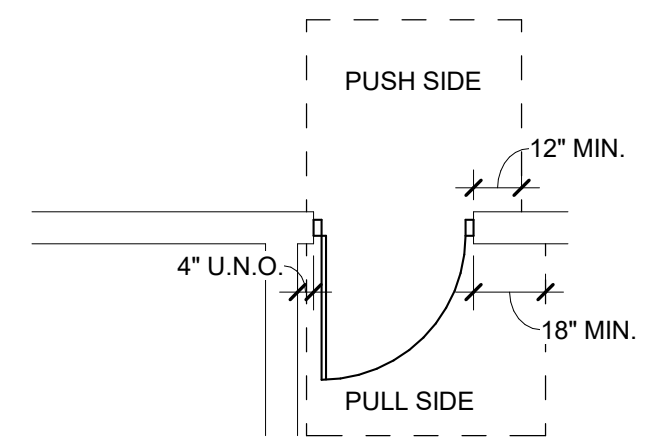
\*BRANDS/MODEL NUMBERS ARE SUBJECT TO CHANGE BASED ON AVAILABILITY; REPLACEMENT SHOULD BE SIMILAR BASED ON SPECS

2 EQUIPMENT LIST  
A1.01 1/4" = 1'-0"

- WALL TYPE LEGEND**
- 1A NEW PARTITION WALL: 5/8" PLYWOOD ONE SIDE (PAINTED BLACK) ON 20 GA 3 5/8" METAL STUDS @ 16" O.C. UP TO 6" ABOVE CEILING
  - 1B NEW PARTITION WALL: 5/8" GWB BOTH SIDES ON 20 GA 3 5/8" METAL STUDS @ 16" O.C. UP TO COUNTER HEIGHT (34.5" A.F.F.)
  - 1C NEW PARTITION WALL: BLACK FRP ON 5/8" PLYWOOD ONE SIDE ON 20 GA 3 5/8" METAL STUDS @ 16" O.C. UP TO 6" ABOVE CEILING
  - 1D NEW PARTITION WALL: WHITE FRP ON 5/8" PLYWOOD ONE SIDE ON 20 GA 6" METAL STUDS @ 16" O.C. UP TO 6" ABOVE CEILING
  - 1E NEW FINISH ON PARTITION WALL: WHITE FRP ON 5/8" PLYWOOD THIS SIDE OF PARTITION WALL
  - 1F NEW PARTITION WALL: STAINLESS STEEL ON 5/8" PLYWOOD ONE SIDE ON 20 GA 3 5/8" METAL STUDS @ 16" O.C. UP TO 6" ABOVE CEILING
  - 2 EXISTING TENANT DEMISING OR EXTERNAL WALL; LEAVE EXISTING BRICK; STRIP PAINT TO EXPOSE RED BRICK IF POSSIBLE
  - 3 EXISTING TENANT 2-HR RATED DEMISING WALL; SIMILAR TO UL ASSEMBLY #U411

- GENERAL WALL / FLOOR PLAN NOTES**
1. USE MOISTURE RESISTANT GWB AT ALL EXPOSED WALLS WITHIN 4'-0" OF DRINKING FOUNTAIN AND SERVICE SINK.
  2. ALL WALLS TO BE TAPED, MUDDERED, SANDED AND MADE READY FOR TENANT FINISHES.
  3. BRACE ALL STUD PARTITIONS TO STRUCTURE ABOVE AS REQUIRED.
  4. SEE FINISH SCHEDULE FOR ALL FINISHES, SCOPE OF WORK, AND RESPONSIBILITY.
  6. PROVIDE SOUND BATT INSULATION AT DEMISING WALLS (IF NOT PRESENT) TO FULL HEIGHT OF WALL

4 WALL TYPE LEGEND  
A1.01 1/4" = 1'-0"



MINIMUM REQUIRED CLEARANCES AT ALL DOORS. NOTIFY ARCHITECT PRIOR TO INSTALLING FRAME IF THESE CLEARANCES CANNOT BE MAINTAINED.

3 TYP. DOOR CLEARANCE DETAIL  
A1.01 1/4" = 1'-0"

1 PROPOSED FLOOR PLAN  
A1.01 1/4" = 1'-0"



TENANT UPFIT FOR  
**JACK BROWN'S  
BURGER & BEER JOINT**

19 AUGUSTA STREET  
GREENVILLE, SC 29601



**DRAWING HISTORY:**

DATE	NO.	DESCRIPTION
04.01.2022	A	ISSUE FOR PERMIT

PROJ. NO. 22006  
SHEET TITLE:

**PROPOSED FLOOR PLAN**

SHEET NO.

**A1.01**



## Memo

**Date:** March 31, 2026

---

**To:** John Pruett  
City of Greenville

---

**From:** Mark T. Godfrey, AIA, LEED  
AP<sub>BD+C</sub>

---

**Project Name:** Jack Brown's Beer & Burger Joint – 19 Augusta St  
**LMG Project Number:** 26015  
**Re:** Updated Certificate of Occupancy

---

Mr. Pruett,

I have been asked to review the occupant loads and restroom capacity for the two businesses occupying 19/21 Augusta Street, including their outdoor patio space. After reviewing the current indoor occupant load, as well as the outdoor seating for Jack Brown's Beer & Burger Joint, I would like to request an updated Certificate of Occupant be issued to them based on the findings contained in this letter. Currently, their *interior max occupancy is 42*, based on their permit and the original CO issued back in December of 2022. They now have a shared patio space outside, where they have an *additional 42 seats*. This includes six (6) six-person picnic tables and six other single chairs.

That would bring their *total indoor and outdoor occupancy to a maximum of 84 people*.

The Papi's Tacos space has an *interior max occupancy of 69*. They have another +/- 70 seats in their portion of the outdoor patio. That would bring their *total indoor and outdoor occupancy to a maximum of 139 people*.

In the common back hallway, there are a total of six unisex restrooms that are shared between both tenants (1 WC and 1 lavatory in each). For Assembly (Restaurant) uses, a single toilet can support 75 people, and a single lavatory can support 200 people. This gives a *toilet capacity to support 450 people (lavatory capacity of 600), which is greater than the total capacity of both tenants (including their respective patio spaces), which is only 223 people*.

Thanks for your time. Please let us know if you have further questions.

Sincerely,

Mark T. Godfrey, AIA, LEED AP<sub>BD+C</sub>



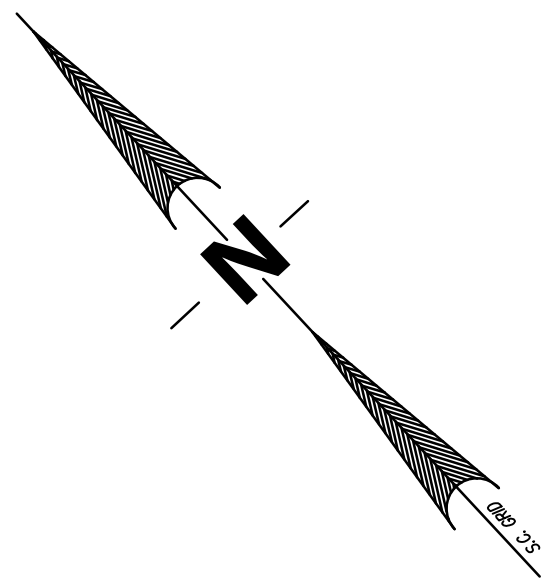
CC: Tara Stouder – Jack Brown's  
Ross Zelenske – City of Greenville  
File: 2022-07-11\_JackBrownsBurgerJoint\_Memo\_COG.doc

**LEGEND:**

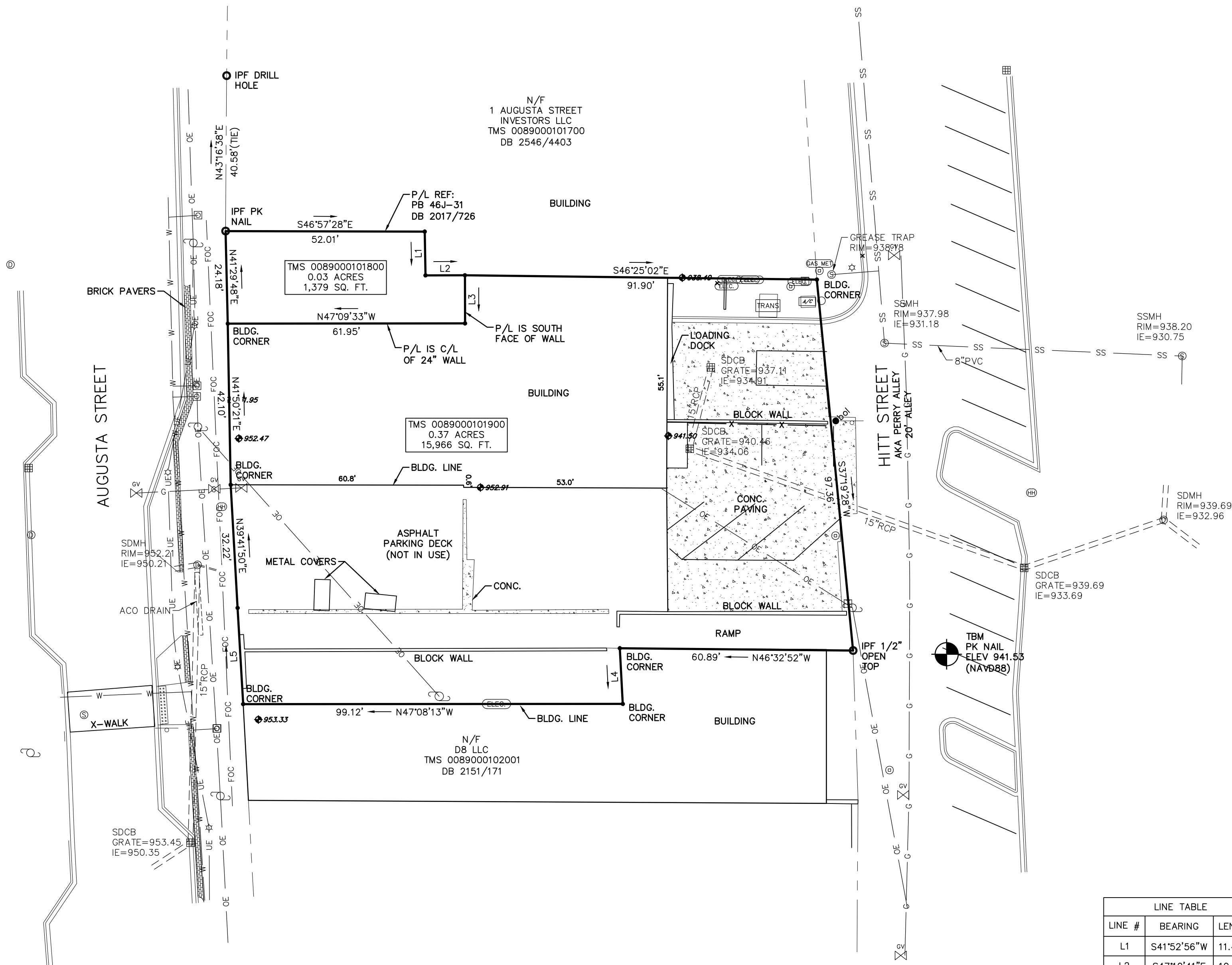
- ☆ LIGHT POLE
- PP POWER POLE
- ⊗ WATER VALVE
- WM WATER METER
- SDMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- GV GAS VALVE
- TP TELEPHONE PEDESTAL
- ⊗ FIRE HYDRANT
- IPS IRON PIN SET ( 5/8" REBAR )
- IPF IRON PIN FOUND
- OE — OVERHEAD ELECTRIC LINE
- X — CHAINLINK FENCE
- UE — UNDERGROUND ELECTRIC LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- OT — OVERHEAD TELEPHONE LINE
- UT — UNDERGROUND TELEPHONE LINE
- RCP REINFORCED CONCRETE PIPE

**NOTES:**

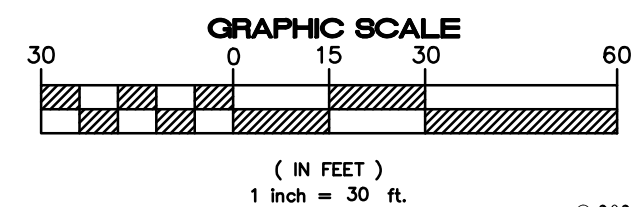
1. FIELDWORK COMPLETED ON 6/5/2020.
2. BEARINGS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES (NAD83/01).
3. REFERENCE:
  - PB 12J-49
  - PB 46J-31
  - PB 37Z-39
  - PB 49S-12
  - PB HH-57
4. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE AN EXISTING ROAD, OR ALTER ANY PROPERTY LINES.
5. UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS, RESEARCH OF RECORDED MATERIALS AND FROM DESIGN DRAWINGS PROVIDED BY LOCAL UTILITY SERVICES; AND WHILE CARE WAS TAKEN TO LOCATE ALL UTILITIES THIS PLAT DOES NOT NECESSARILY DEPICT ALL UTILITIES PRESENT ON SITE.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ALL EASEMENTS AND OTHER MATTERS OF RECORD MAY NOT BE SHOWN.



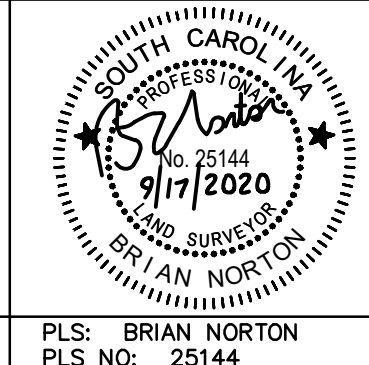
**LOCATION MAP**



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S41°52'56"W	11.43'
L2	S47°10'41"E	10.29'
L3	S42°42'58"W	12.57'
L4	S39°48'02"W	14.57'
L5	N39°34'50"E	25.16'



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



TRIAD ENGINEERING & SURVEYING, INC.	
REF. PLAT BOOK	HH-57A
REF. DEED BOOK	2142/1162 & 2142/1166
TAX MAP	0089000101800 & 900
PARTY CHIEF	BN
DRAWN	BN
DATE	6/5/2020
PROJECT NO.	220.029

**SURVEY FOR**  
**KVP DEVELOPMENT**  
**DOWNTOWN GREENVILLE**  
**INVESTMENT, LLC**  
 21 AUGUSTA STREET  
 CITY OF GREENVILLE  
 GREENVILLE COUNTY, SOUTH CAROLINA

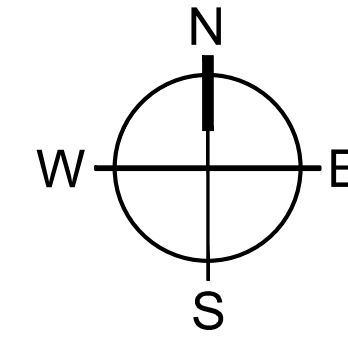
**TAX PARCEL NO.**  
**0089000101800 &**  
**0089000101900**  
**GROSS ACREAGE**  
**0.40**



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501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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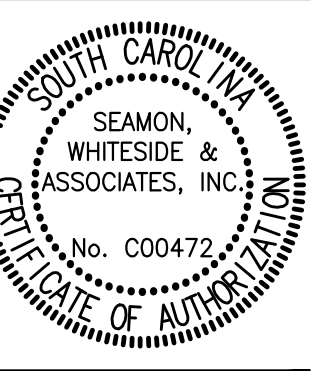
LEFT OF SUBJECT SITE

SUBJECT SITE

RIGHT OF SUBJECT SITE

ACROSS AUGUSTA STREET FROM SUBJECT

ACROSS AUGUSTA STREET FROM SUBJECT



**21 AUGUSTA PLAZA**

CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3467  
 DATE: 12/06/21  
 DRAWN BY: WDM/MC  
 CHECKED BY: CW

**REVISION HISTORY**

NO.	DATE	DESCRIPTION

SITE  
CONTEXT



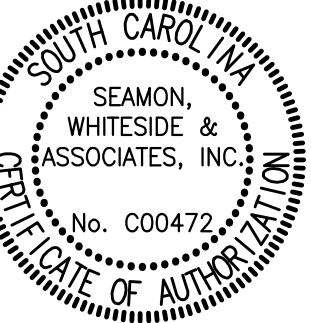
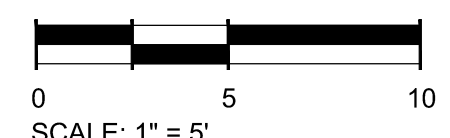
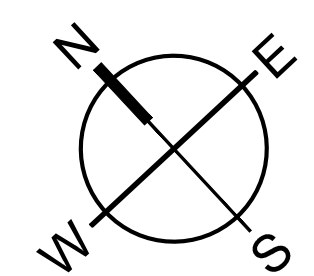
COCOBELLA (LEFT OF SITE)



CURRENT SITE CONDITIONS



CURRENT SITE CONDITIONS



# 21 AUGUSTA PLAZA

CITY OF GREENVILLE, SOUTH CAROLINA

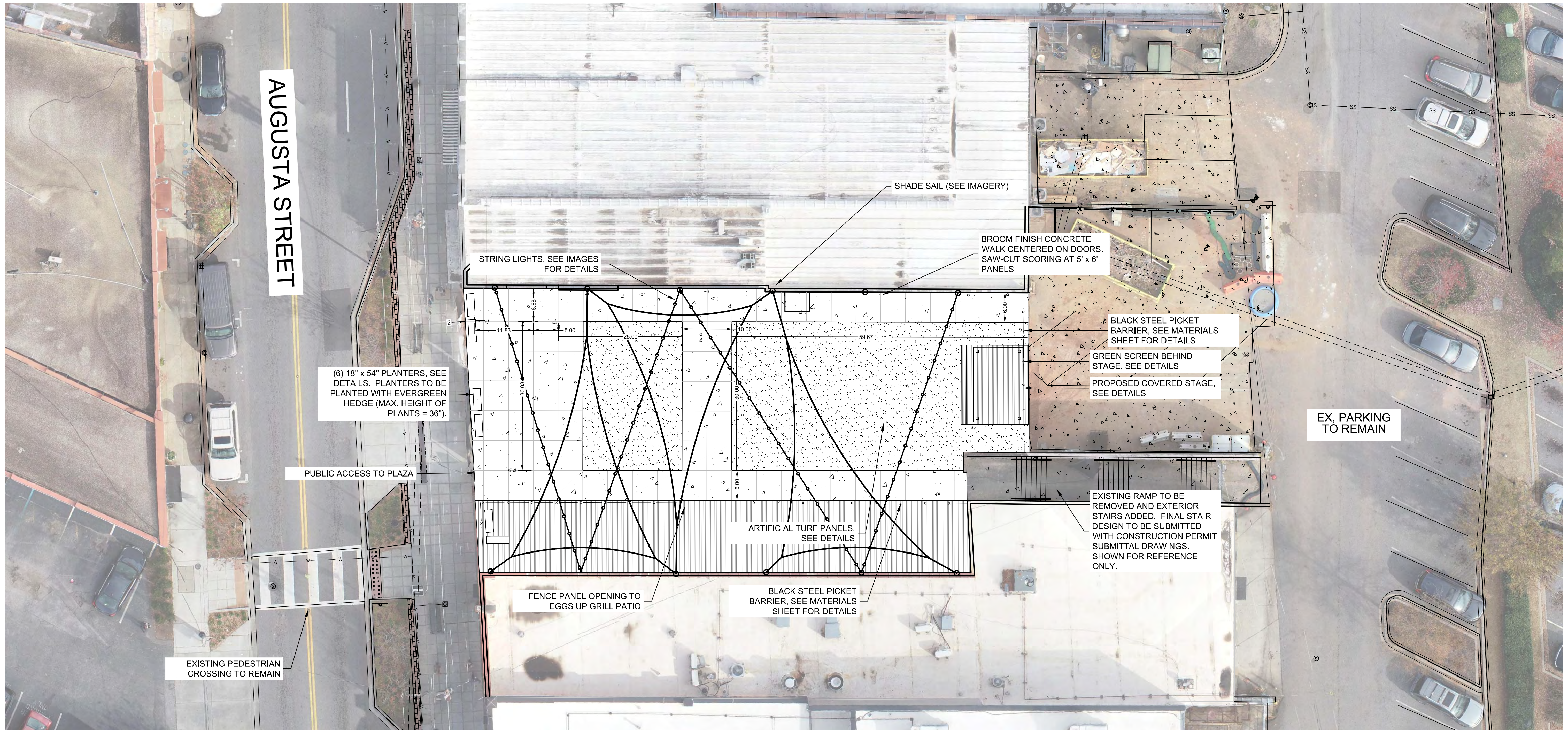
SW+ PROJECT: GR3467  
 DATE: 12/06/21  
 DRAWN BY: WDM/MC  
 CHECKED BY: CW

### REVISION HISTORY

NO.	DESCRIPTION

EXISTING CONDITIONS

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AUGUSTA STREET

(6) 18" x 54" PLANTERS, SEE DETAILS. PLANTERS TO BE PLANTED WITH EVERGREEN HEDGE (MAX. HEIGHT OF PLANTS = 36").

PUBLIC ACCESS TO PLAZA

EXISTING PEDESTRIAN CROSSING TO REMAIN

STRING LIGHTS, SEE IMAGES FOR DETAILS

SHADE SAIL (SEE IMAGERY)

BROOM FINISH CONCRETE WALK CENTERED ON DOORS. SAW-CUT SCORING AT 5' x 6' PANELS

BLACK STEEL PICKET BARRIER, SEE MATERIALS SHEET FOR DETAILS

GREEN SCREEN BEHIND STAGE, SEE DETAILS

PROPOSED COVERED STAGE, SEE DETAILS

EX, PARKING TO REMAIN

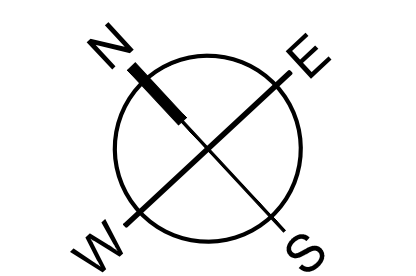
ARTIFICIAL TURF PANELS, SEE DETAILS

EXISTING RAMP TO BE REMOVED AND EXTERIOR STAIRS ADDED. FINAL STAIR DESIGN TO BE SUBMITTED WITH CONSTRUCTION PERMIT SUBMITTAL DRAWINGS. SHOWN FOR REFERENCE ONLY.

FENCE PANEL OPENING TO EGGS UP GRILL PATIO

BLACK STEEL PICKET BARRIER, SEE MATERIALS SHEET FOR DETAILS

NOTE:  
SITE FURNISHINGS WILL BE MOVABLE ON SITE. SEE MATERIALS PAGE FOR DETAILS. NOT SHOWN ON SITE PLAN



SCALE: 1" = 5'



21 AUGUSTA PLAZA

CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3467  
DATE: 12/06/21  
DRAWN BY: WDM/MC  
CHECKED BY: CW

REVISION HISTORY

NO.	DESCRIPTION

SITE PLAN

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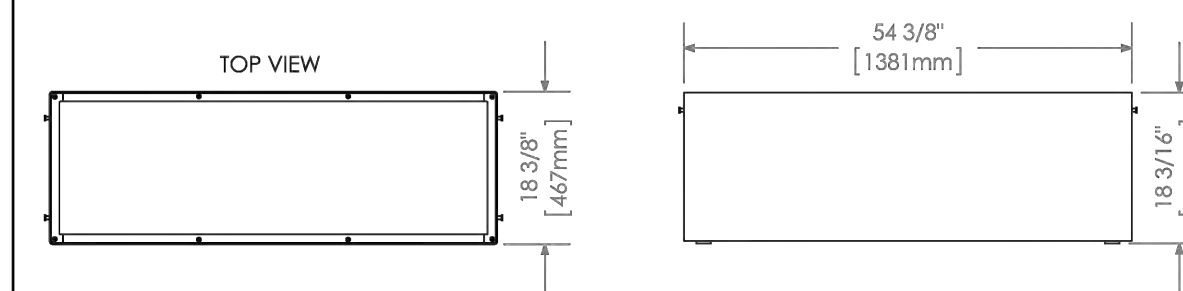
**MPL-1500-00003**  
Legacy # LXM1500-MPR-R4

**LEXICON**



**MATERIALS:** The planter's outer structure is made from formed steel. Liner is made from galvanized steel.  
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.  
**INSTALLATION:** Individual components come pre-assembled. If installed as a standalone planter end caps are required. Hole can be drilled into liner if drainage is required. If planter is to be installed with other Lexicon components please reference the document: INSTALL\_LEXICON.pdf  
**TO SPECIFY:** Select MPL-1500-00003  
 Choose:  
 - Powdercoat color

HEIGHT: 18.2" (46.2cm) LENGTH: 54.4" (138.1cm) DEPTH: 18.4" (46.7cm) WEIGHT: 167.3lbs (75.9kg)

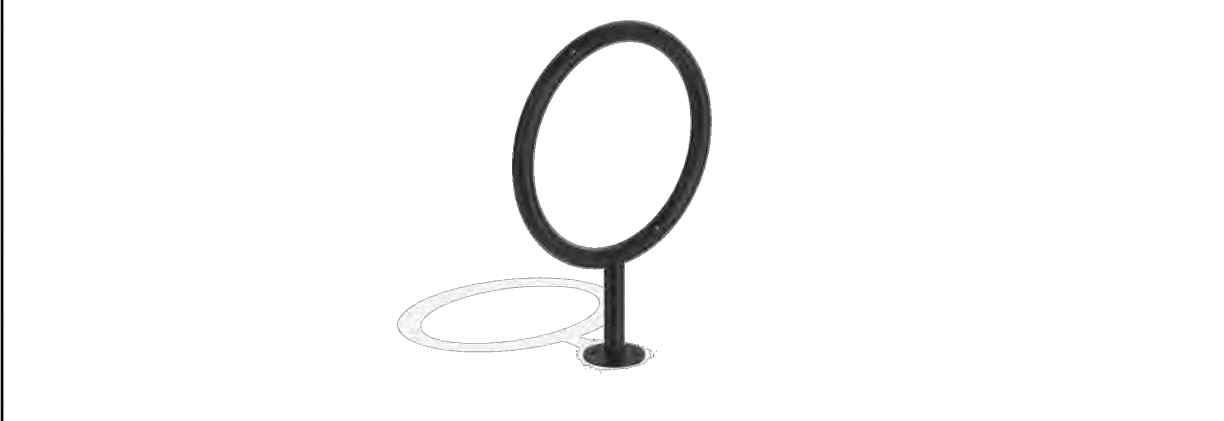


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**PLANTER**

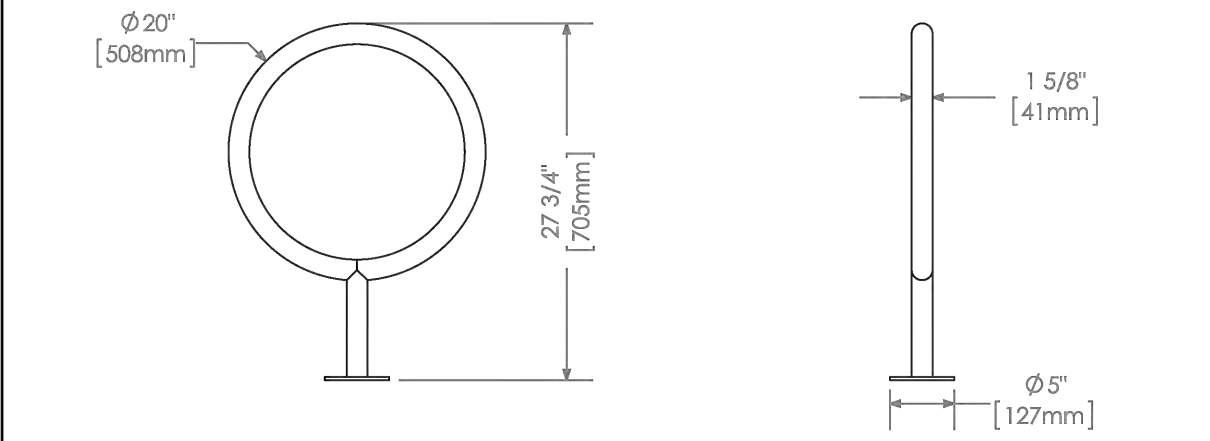
**MBR-0150-00002**  
Heritage # MBR150-S

**100 SERIES**



**MATERIALS:** The bike rack is constructed using H.S. steel tube and steel mounting plate.  
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.  
**INSTALLATION:** The bike rack is delivered pre-assembled.  
**TO SPECIFY:** Select MBR-0150-00002  
 Choose:  
 - Powdercoat Color

HEIGHT: 27.75" (70.5cm) DIAMETER: 20" (50.8cm) WEIGHT: 12.04lbs (5.5kg)



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**BIKE RACK (Locations not shown - final placement tbd)**

**INTRODUCING THE KONTUR COLLECTION**



**TABLE AND CHAIRS**



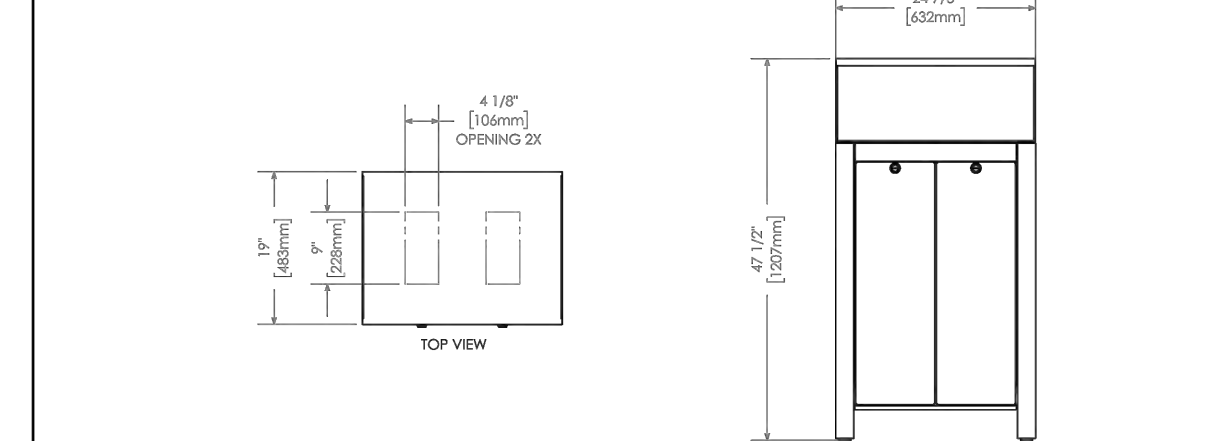
**MRR-1500-00006**  
Legacy # LXRC1502-32-MS-LD0ST-LD0ST-RS

**LEXICON COLLECTION**



**MATERIALS:** The trash/recycle unit is constructed using a steel frame with laser cut and formed steel body panels. Two 16 gallon (61 litre) commercial grade plastic liners and standard metal lids are provided.  
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.  
**INSTALLATION:** The trash/recycle unit is delivered pre-assembled. Holes (9/16") are provided in each mounting foot for securing to base.  
**TO SPECIFY:** Select MRR-1500-00006  
 Choose:  
 - Powdercoat Color

HEIGHT: 42.5" (107.9cm) LENGTH: 24.88" (63.2cm) DEPTH: 19" (48.3cm) WEIGHT: 174.70lbs (79.2kg)



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**TRASH AND RECYCLE RECEPTACLE**

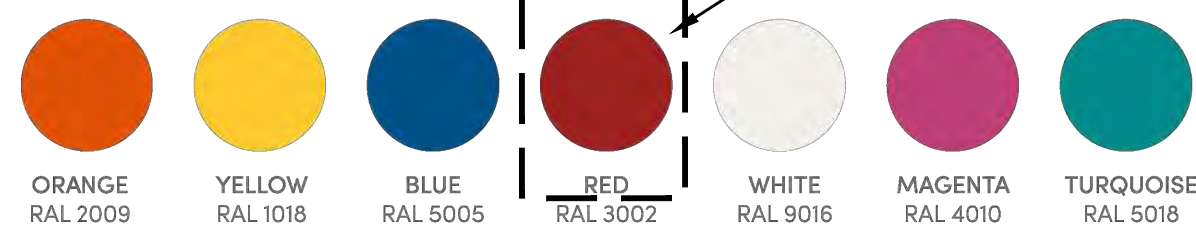
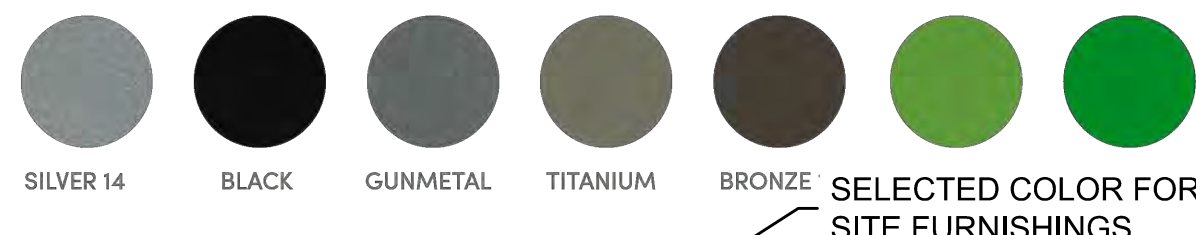


**Standard Powdercoat Colors**

Fine Textured Collection\* (matte finish)



Gloss Collection



\*Fine Textured Paint available for an upcharge. Vinyl graphics are not recommended on Fine Textured Powdercoat. Due to variations in screen resolution, color swatches may vary slightly from actual colors. Please contact Maglin for samples.

1 800 716 5506 | maglin.com



**SELECTED COLORS**

**Kontur Collection**

INSPIRED BY SCANDINAVIAN DESIGN AND DURABLY CONSTRUCTED WITH WELDED STEEL

The Kontur Collection offers stylish surface area with a Scandinavian aesthetic that is simple yet refined, durable and strong. Kontur's spare lines belie the strength of its welded steel frame - durable enough for years of outdoor use in high-traffic environments.

Kontur tables are available in 3 sizes: café, bar-height, and lounge - they all feature a rolled edge and solid rod 3-leg design that offers great stability. Café tables have an umbrella hole and coordinating umbrella bases are offered. Kontur chairs and stools are stackable and utilize a formed steel seat for added comfort.

**THE COLLECTION**



**FEATURES & BENEFITS**

- Movable, free-standing
- Stackable chair, stool and lounge table
- Chair seat formed steel for added comfort
- Three leg design allow tables to self level
- 24" diameter table top for bar height and lounge tables
- 36" Café table with 2" umbrella hole
- Triangular umbrella base pairs perfectly with the café table

1.800.716.5506 | maglin.com



**TABLES**



Furmax Metal Dining Chairs Set of 4 Indoor Outdoor Patio Chicken 18 Inch Seat Height Trattoria Chic Bistro Cafe Side Stackable, Black



**CHAIRS: COLOR TBD.**



**21 AUGUSTA PLAZA**  
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3467  
 DATE: 12/06/21  
 DRAWN BY: WDM/MC  
 CHECKED BY: CW

**REVISION HISTORY**

NO.	DESCRIPTION

**PLAZA MATERIALS**

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## Monoslope Shelter

MONOSLOPE SHELTER



### Product Description

#### Product Description:

Our all-steel Monoslope Shelter is a versatile design allowing you to utilize this base design for more unique shelter applications. This rectangle sloped shelter can shade walkways, bus stops, and dugouts very easily. To meet these unique needs, this shelter design can have four posts or can be cantilevered.

The versatility of our rectangle park pavilion makes it an attractive choice for municipalities, parks and recreation departments, and schools. It's durable and attractive, weathering even the toughest snowstorm, making it a great shade solution for areas that receive snow.

Most choose the rectangle shape for its simple design. However, this shelter was specifically designed to make attractive dugout shelters, bus stops shelters, and walkway shelters.

Our Monoslope Shelter is available with 24 gauge metal roofing in several color choices. What's more, you can choose a square or round column, add ornamental guardrails or upper lattice, cupolas, or electrical access holes.

### Warranty

To view our warranty information, visit us at [srpshelter.com/srp-shelter-warranty](http://srpshelter.com/srp-shelter-warranty).

To Order: [sales@siibrands.com](mailto:sales@siibrands.com) • 1.800.327.8774 • [srpshelter.com](http://srpshelter.com)

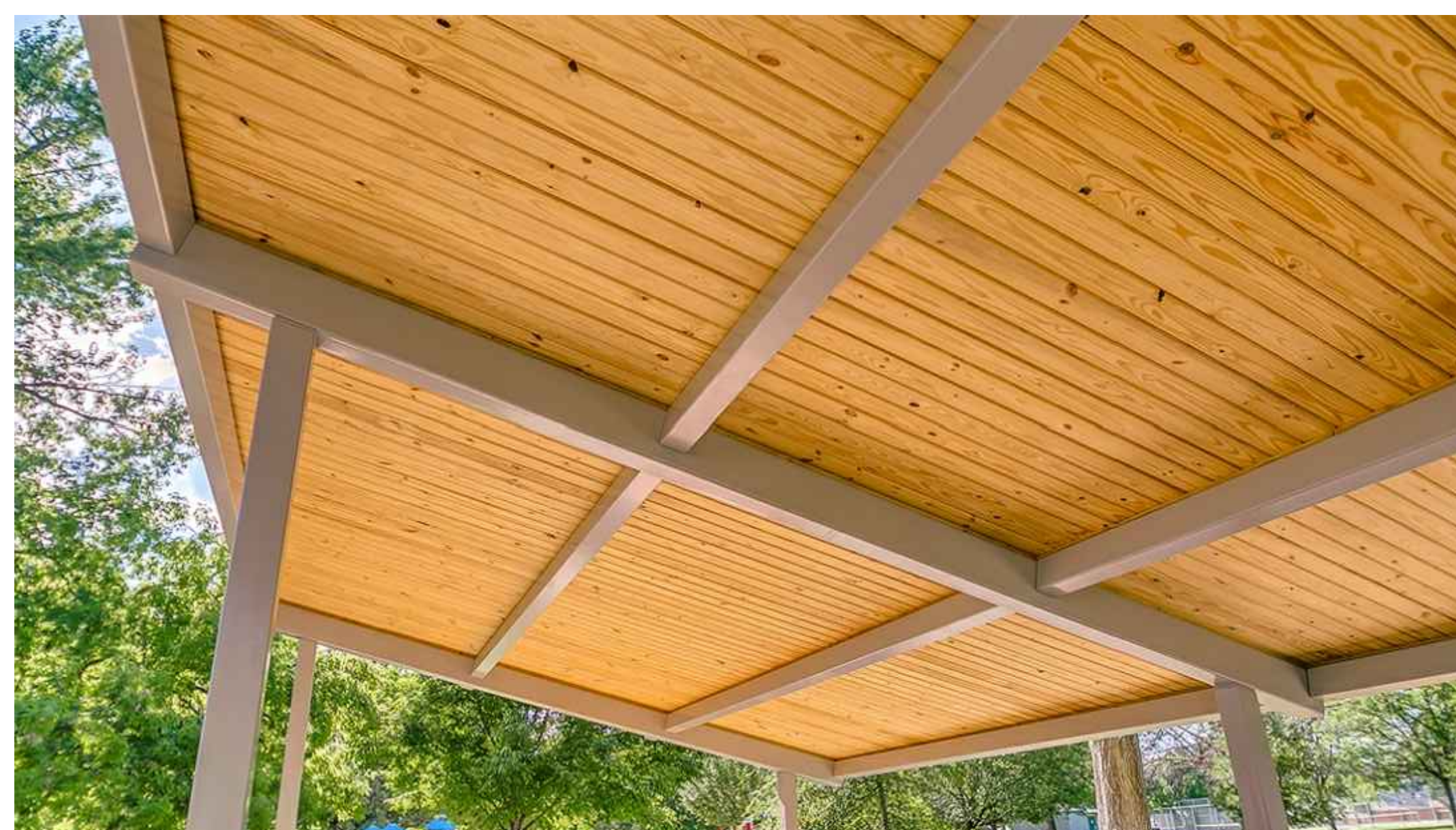
## MONOSLOPE STAGE COVERING



## STRING LIGHTS OVER PLAZA



## MONOSLOPE STAGE COVERING



## UNDERSIDE OF STAGE COVERING



## ARTIFICIAL TURF (ULTIMATE BLEND BY HERITAGE TURF OR EQUAL)



**Ultimate Blend**  
Lawn & Landscape, Pet turf



## MONOSLOPE STAGE COVERING

## AVAILABLE COLORS

CoolNet™ has been specifically developed as a very strong and durable U.V. protection fabric for use with Shade Systems™ outdoor structures. Our fabrics combine maximum sun protection with strength and durability to ensure maintenance-free exterior performance.



CANARY YELLOW	TERRACOTTA	LIME GREEN	FIRE ORANGE	ONYX BLACK	GRAPE PURPLE
DESERT SAND	RIVERBUM GREEN	BRIGHT RED	BRIGHT WHITE	SILVER GREY	LIGHT BLUE
NAVY BLUE	AQUATIC BLUE	FOREST GREEN	STORMY GREY	BAMBOO BROWN	CHARCOAL GREY
MOCHA BROWN	EGGSHELL WHITE	BORA BORA BLUE	BRICK RED	SELECTED COLOR FOR SHADE SAIL	

**Powder-Coat Colors** All steel tubing components are manufactured with a bright and durable polyester powder-coated finish. Standard powder-coat colors are shown below, with many optional custom colors available upon request.

ALPINE WHITE	TEAL	BLUE STREAK	CRIMSON RED	LATTE TAN
COFFEE BROWN	JET BLACK	SUNSHINE YELLOW	GUNMETAL GREY	EVERGREEN

**Post Pads** Shade Systems protective padding is ideal for cushioning accidental bumps by young and old against our steel posts. Available in a variety of colors to match our standard powder-coat colors and sizes to fit all our structural posts, pads consist of exterior grade foam filler encased in high-gloss easy-to-clean flame-retardant vinyl. All pads are 6' high and fastened to posts with heavy-duty all weather plastic zippers.



ALPINE WHITE	JET BLACK	LATTE TAN	BLUE STREAK	EVERGREEN
--------------	-----------	-----------	-------------	-----------

Actual fabric and metal colors may vary from representations shown here. Sample fabric swatches and metal color chips are available upon request. For further details please refer to Technical Specifications and Warranty information at: <http://shadesystemsinc.com/specs-warranty/>



Shade Systems, Inc.  
4180 SW 19th Street  
Ocala, FL 34474

Toll Free: 1.800.609.6066  
Local: 352.237.0135  
Fax: 352.237.2266

e-mail: [info@shadesystemsinc.com](mailto:info@shadesystemsinc.com)  
web: [www.shadesystemsinc.com](http://www.shadesystemsinc.com)



## 21 AUGUSTA PLAZA

CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3467  
DATE: 12/06/21  
DRAWN BY: WDM/MC  
CHECKED BY: CW

### REVISION HISTORY


### PLAZA MATERIALS

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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VIEW FROM AUGUSTA STREET



VIEW FROM AUGUSTA STREET



BIRD'S EYE VIEW



VIEW FROM AUGUSTA STREET

REVISION HISTORY table with 2 columns and 4 rows.

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29664 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



**21 AUGUSTA PLAZA**

CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3467  
DATE: 12/06/21  
DRAWN BY: WDM/MC  
CHECKED BY: CW

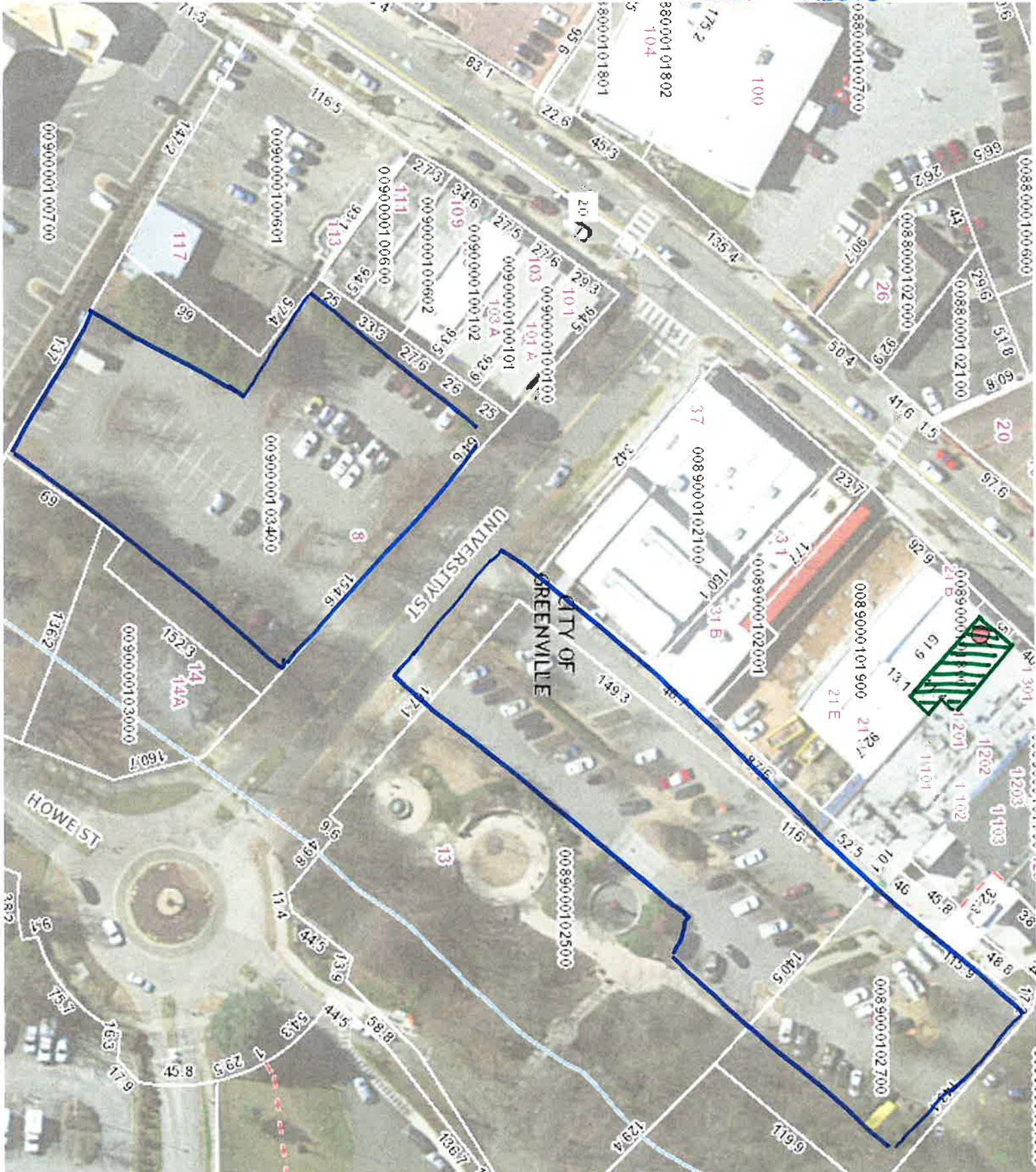
**REVISION HISTORY**

NO.	DESCRIPTION

3-D  
PERSPECTIVES

\* 19 AUGUSTA ST.

\* PARKING AREAS





## DAILY SPECIALS

### SUNDAY

**SHOWALTER\*** ..... \$12.49  
BURGER TOPPED W/ APPLEWOOD SMOKED BACON, SUNNY-SIDE UP EGG AND AMERICAN CHEESE ON A SPLIT & GRIDDLED GLAZED DOUGHNUT

### MONDAY

**MOLLY DOOKER\*** ..... \$12.49  
BURGER TOPPED W/ HONEY-SRIRACHA CARAMELIZED ONIONS, APPLEWOOD SMOKED BACON AND BLEU CHEESE

### TUESDAY

**RON SWANSON\*** ..... \$12.49  
BURGER TOPPED W/ APPLEWOOD SMOKED BACON, MUENSTER CHEESE AND BBQ BACON MAYO ON A BUTTER TOASTED FLIP FLOP BUN

### WEDNESDAY

**JILL MUNROE\*** ..... \$12.49  
BURGER TOPPED W/ WHIPPED BRIE CHEESE, HOT HONEY, APPLEWOOD SMOKED BACON AND CRISPY FRIED SHALLOTS

### THURSDAY

**WHEN IN ROAM\*** ..... \$12.49  
BURGER TOPPED W/ CHIPOTLE PIMENTO CHEESE, APPLEWOOD SMOKED BACON AND JALAPEÑO JELLY

### FRIDAY

**PONCH\*** ..... \$12.49  
BURGER TOPPED W/ GUACAMOLE, SRIRACHA MAYO, APPLEWOOD SMOKED BACON AND PEPPER JACK CHEESE

### SATURDAY

**FREESTYLE\*** ..... \$MKT  
A CREATIVE CONCOCTION OF PREMIUM TOPPINGS THAT VARY EACH WEEK. ASK YOUR BEERTENDER OR CHECK OUT OUR SOCIAL MEDIA FOR THIS WEEK'S MASTERPIECE!

## EXTRAS

**FRENCH FRIES**  
\$3.99

**SWEET POTATO FRIES**  
\$4.49

**HEAVY T'S CHEESE SAUCE**  
\$2.99

## HAPPY ENDING



**DEEP FRIED OREO**  
\$2 EACH

\*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.



## THE BASICS

**HAMBURGER\***  
\$8.99

**GRILLED CHEESE\***  
\$3.99

**CHEESEBURGER\***  
\$9.49

**FRANKIE BRADY\***  
\$4.99

## SPECIALTY BURGERS

**ALL BURGERS ARE QTR POUND 100% AMERICAN WAGYU BEEF**

**MAKE IT A DOUBLE! \$3.49**

**COWBOY\*** ..... \$11.99  
BURGER TOPPED W/ BBQ SAUCE, APPLEWOOD SMOKED BACON AND AMERICAN CHEESE

**GREG BRADY\*** ..... \$11.99  
BURGER TOPPED W/ HOUSE-MADE MAC N' CHEESE, AMERICAN CHEESE AND BBQ POTATO CHIPS

**CHIFLET\*** ..... \$11.99  
BURGER TOPPED W/ APPLEWOOD SMOKED BACON, SUNNY-SIDE UP EGG AND AMERICAN CHEESE

**DR. GONZO\*** ..... \$11.99  
BURGER TOPPED W/ GRIDDLED MUSHROOMS, CARAMELIZED GUINNESS ONIONS, APPLEWOOD SMOKED BACON & SWISS CHEESE

**COBRA KAI\*** ..... \$11.99  
BURGER TOPPED W/ CREAM CHEESE, PICKLED JALAPEÑOS AND JALAPEÑO JELLY

**CLASSIC JACK\*** ..... \$11.99  
BURGER TOPPED W/ CARAMELIZED ONIONS, JB SAUCE, AMERICAN CHEESE AND THIN SLICED DILL PICKLES

**ELVIS\*** ..... \$11.99  
BURGER TOPPED W/ CREAMY PEANUT BUTTER, APPLEWOOD SMOKED BACON, AMERICAN CHEESE AND DUKE'S MAYO

**SHOCKER\*** ..... \$11.99  
BURGER TOPPED W/ FRESH JALAPEÑOS & HABANEROS, SHOCKER SAUCE AND 2 SLICES OF PEPPER JACK CHEESE

## DAILY SPECIALS ON BACK...



\*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

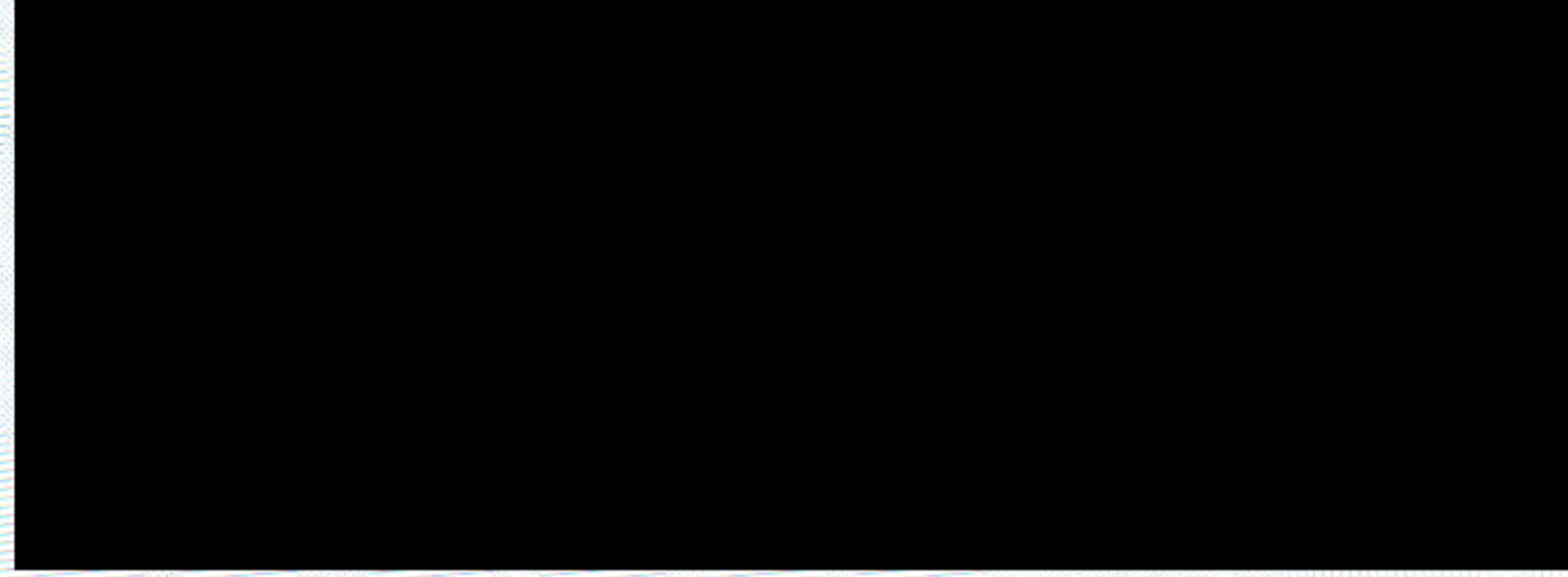


PLB

BUSINESS LIQUOR BY THE DRINK

25

Owner Name and Mailing Address



Letter ID: L0028350477



LICENSE NO. 110638837-PLB  
FILE NO. 110638837  
DATE ISSUED: 01/19/24  
STIPULATIONS: 0

Trade Name and Business Address

JACK BROWN'S BEER & BURGER JOINT  
19 AUGUSTA ST STE H  
GREENVILLE SC 29601-3501

START DATE: 01/19/24  
END DATE: 11/30/25

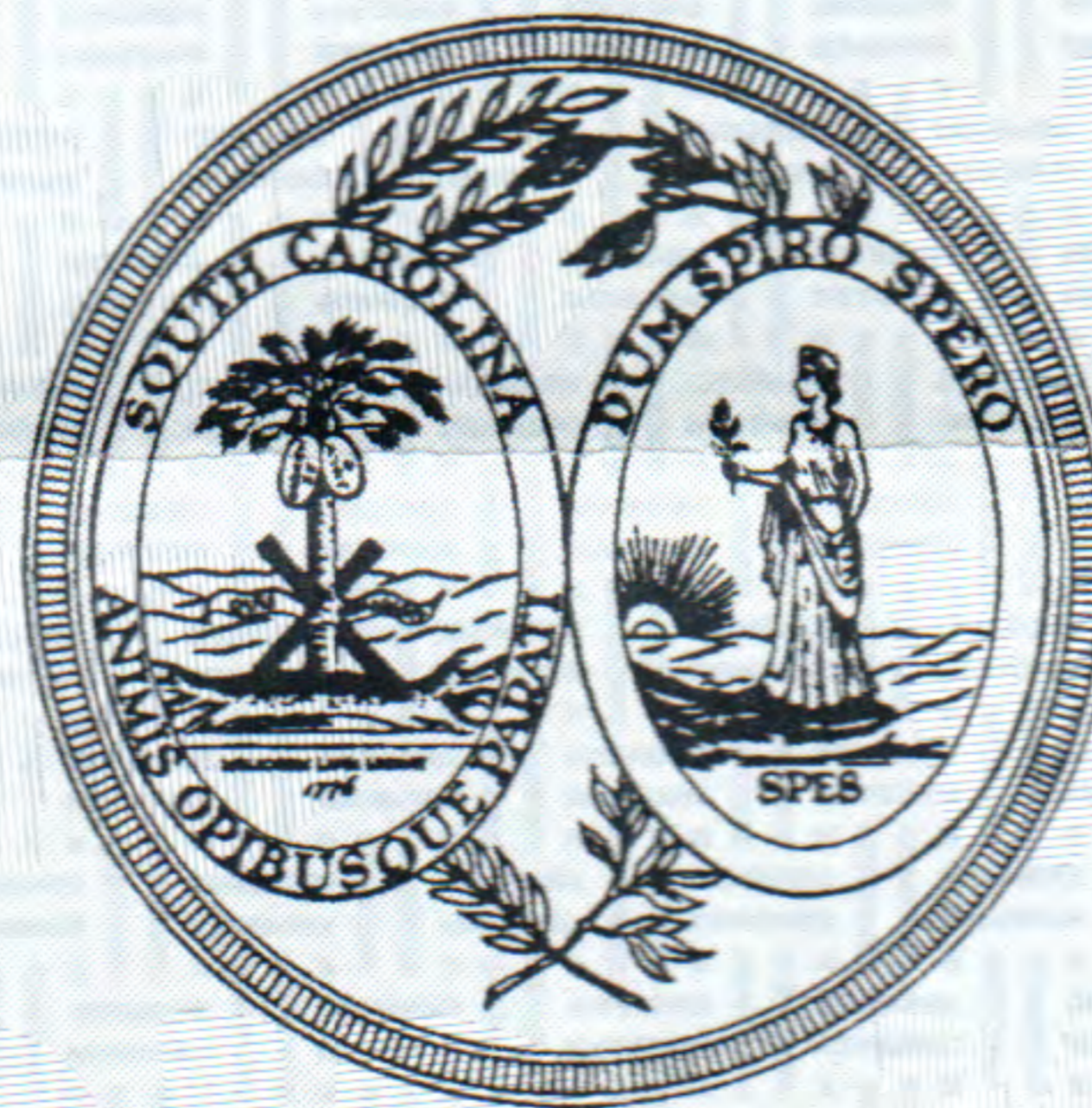
THIS LICENSE IS NOT TRANSFERABLE

\*\*\*\*\* You may not transfer this permit or license to another location or to another person. \*\*\*\*\*  
If you sell all or a portion of your business, before the buyer can legally sell beer, wine, or liquor, he or she MUST obtain his/her own permit or license. You can be held financially responsible for any violations of the law that take place by any person using your permit and/or license. You may be held financially responsible for injuries due to the negligent sale of the beverages by someone using your permit or license.

\*\*\*\*\* POST THIS IN A CONSPICUOUS PLACE \*\*\*\*\*

If you have any questions concerning this license, contact the South Carolina Department of Revenue ABL Section at 803-898-5864 or by mail at: SCDOR, ABL Section, P.O. Box 125, Columbia, SC 29214-0907.

You may not transfer this permit or license to another location or to another person. If you sell the business or change ownership, name, or business address, you MUST apply for a new ABL license.



INSTRUCTIONS

This is your new license. Please fold on the above perforation marks and display in a conspicuous place.

Please visit dor.sc.gov to download and print the appropriate ABL sign(s), listed below, for the license type shown above and display alongside your license. **A violation may be issued for failure to display the required sign(s).**

- All Licenses: ABL-570
- Retail Liquor Stores: ABL-563, ABL-570, and ABL-578

If the business is closed, moved, or sold, you must return the original license immediately. To be refunded the 2nd year of the biennial license, the license must be received by the Department of Revenue with at least a full year (12 months) remaining on the biennial license.

JP-24E:00022S:0101N:0A#:Y0113704081:0000046619\*





PLB

BUSINESS LIQUOR BY THE DRINK

27

Owner Name and Mailing Address



Letter ID: L0035303062



LICENSE NO. 110638837-PLB  
FILE NO. 110638837  
DATE ISSUED: 10/16/25  
STIPULATIONS: 0

Trade Name and Business Address

JACK BROWN'S BEER & BURGER JOINT  
19 AUGUSTA ST STE H  
GREENVILLE SC 29601-3501

START DATE: 12/01/25  
END DATE: 11/30/27

THIS LICENSE IS NOT TRANSFERABLE

\*\*\*\*\* You may not transfer this permit or license to another location or to another person. \*\*\*\*\*  
If you sell all or a portion of your business, before the buyer can legally sell beer, wine, or liquor, he or she MUST obtain his/her own permit or license. You can be held financially responsible for any violations of the law that take place by any person using your permit and/or license. You may be held financially responsible for injuries due to the negligent sale of the beverages by someone using your permit or license.

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- Retail Liquor Stores: ABL-563, ABL-570, and ABL-578

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JP18E:000174S 010IN:0A#:Y0113704081J:0000117740\*





SOUTH CAROLINA DEPARTMENT OF REVENUE

ABL-567

(Rev. 03-Jul-2024) 4282

PBW

ON-PREMISES BEER & WINE

27

Owner Name and Mailing Address

Letter ID: L0035270294



LICENSE NO. 110638837-PBW
FILE NO. 110638837
DATE ISSUED: 10/16/25
STIPULATIONS: 0

Trade Name and Business Address

START DATE: 12/01/25
END DATE: 11/30/27

JACK BROWN'S BEER & BURGER JOINT
19 AUGUSTA ST STE H
GREENVILLE SC 29601-3501

THIS LICENSE IS NOT TRANSFERABLE

You may not transfer this permit or license to another location or to another person. If you sell all or a portion of your business, before the buyer can legally sell beer, wine, or liquor, he or she MUST obtain his/her own permit or license. You can be held financially responsible for any violations of the law that take place by any person using your permit and/or license. You may be held financially responsible for injuries due to the negligent sale of the beverages by someone using your permit or license.

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INSTRUCTIONS

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- All Licenses: ABL-570
Retail Liquor Stores: ABL-563, ABL-570, and ABL-578

If the business is closed, moved, or sold, you must return the original license immediately. To be refunded the 2nd year of the biennial license, the license must be received by the Department of Revenue with at least a full year (12 months) remaining on the biennial license.

JP19E:0001745 020IN:0A#:Y0113704081J:0000117740\*



# RETAIL FOOD ESTABLISHMENT PERMIT # 23-206-13444

## FACILITY REGISTRATION

**BUSINESS NAME** JACK BROWN'S BEER & BURGER JNT

**BUSINESS ADDRESS**

JACK BROWN'S BEER & BURGER JNT  
19 AUGUSTA STREET  
GREENVILLE SC 29601

**CONDITIONS**



South Carolina  
**DEPARTMENT OF AGRICULTURE**  
CONSUMER PROTECTION DIVISION  
RETAIL FOOD SAFETY & COMPLIANCE DEPARTMENT

Hugh E. Weathers, Commissioner

A handwritten signature in black ink, appearing to read 'Hugh E. Weathers', is written over a horizontal line.

SCDA Authorizing Signature

**THIS LICENSE SHALL BE CONSPICUOUSLY DISPLAYED**

**City of Greenville  
Business License  
P.O. Box 2207  
Greenville, SC 29602**

**Business Name:** JACK BROWNS BEER AND BURGER JOINT  
**Physical Location Address:** 19 AUGUSTA ST  
**Business License Number:** 2026 - 64182  
**Classification:** 722511 FULL-SRVS RESTR AFTER MIDNIGHT  
**Issue Date:** 02/25/2026 **Expiration Date:** 4/30/27  
**Comments:**

**2026**

**LICENSE EXPIRES  
April 30, 2027**

**KAREN OSBORNE  
REVENUE ADMINISTRATOR**

**THIS LICENSE MUST BE DISPLAYED IN A CONSPICUOUS PLACE**



**APPLICATION FOR SPECIAL EXCEPTION**

Contact Planning & Development (864) 467-4476 or [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Contact City of Greenville Planning for applicant and owner information
*Title:	
*Address:	
*State:	
*Zip:	
*Phone:	
*Email:	

APPLICANT'S AGENT:

Name	Title / Organization
Phone	Email

(*Optional Field- includes project architects, engineers, attorneys, representatives, etc.*)

**PROPERTY INFORMATION**

STREET ADDRESS: 3030 Augusta St and 109 Old Augusta St

TAX PARCEL #: 0211000100500 and 0211000100500 ACREAGE: 2.81 ZONING DESIGNATION: RH-C and MX-2

\*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: [REDACTED]

**REQUEST**

Refer to Article 19-3, Use Regulations, of the [Greenville Development Code](#)

PROPOSED LAND USE: School

DESCRIPTION OF PROPOSED USE:

Private Elementary School. Modification to include modular classrooms units and to incorporate new parcel.

**INSTRUCTIONS**

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.
2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov) and the phone number is **864-467-4476**.
3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.(D)(2)** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit [www.greenvillesc.gov/planningzoning](http://www.greenvillesc.gov/planningzoning).
4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

For site plans, attach a scaled drawing of the property that reflects, at a minimum, the following:

- (a) property lines, existing buildings, and other relevant site improvements;
- (b) the nature (and dimensions) of the proposed development (activity);
- (c) existing buildings and other relevant site improvements on adjacent properties; and,
- (d) topographic, natural features, etc. relevant to the requested special exception.

5. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).
6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is \$250.00.
7. The Administrator will review the application for "completeness" pursuant to **Section 19-6.2.1(B)(3) Completeness Determination**, prior to proceeding with public notice. If the application is determined to be "incomplete," the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.
8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

Please read carefully: The Applicant and Property Owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE	[REDACTED]	DATE:	4/7/2026
PROPERTY OWNER SIGNATURE	[REDACTED]	DATE:	4/7/2026

**APPLICANT RESPONSE TO**

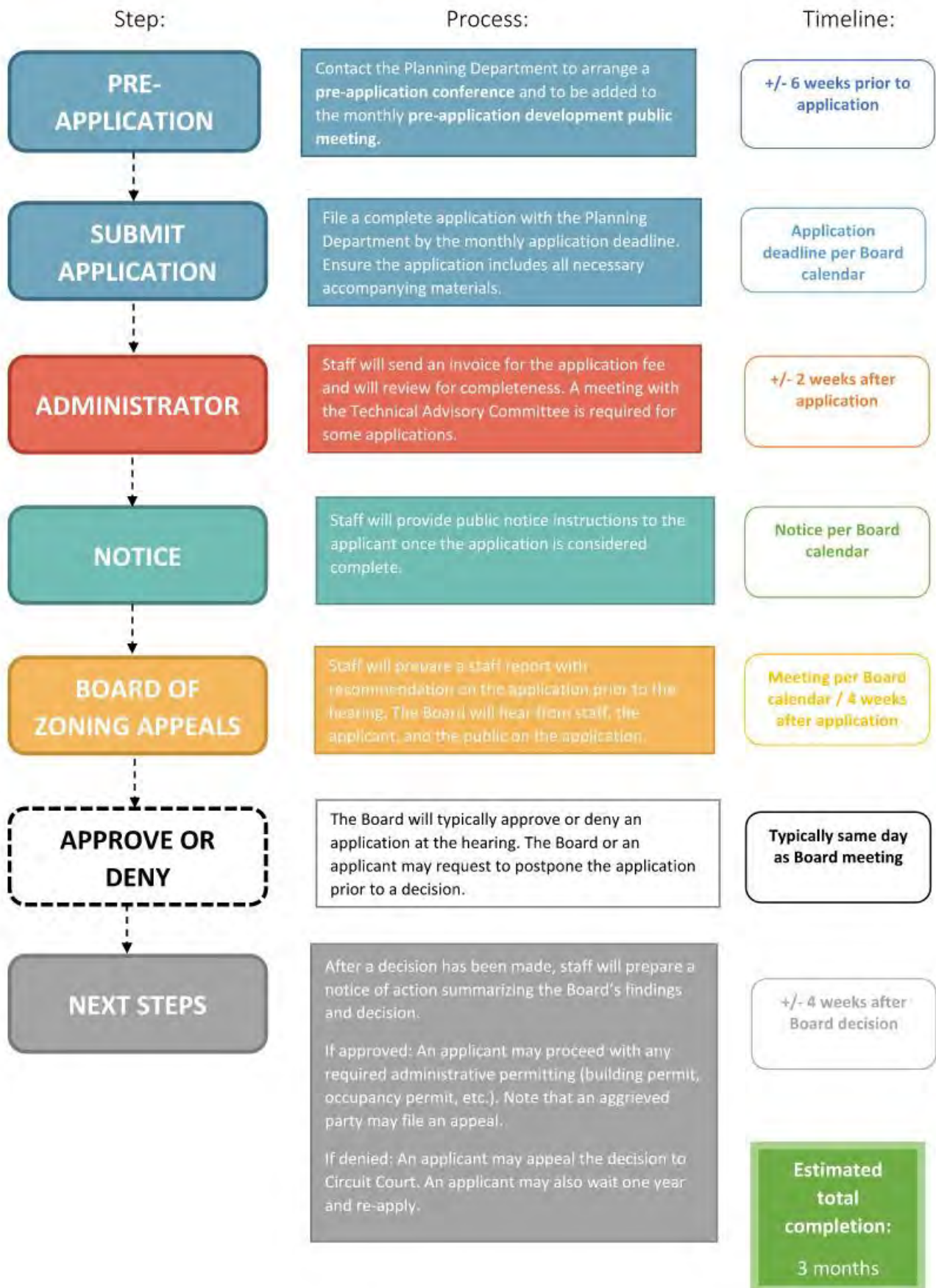
**SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT**

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

**Please attach a separate sheet that addresses each of the following questions:**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.
  
2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-3.4, USE STANDARDS.**
  
3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.
  
4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:
  - A. VISUAL IMPACTS;
  - B. SERVICE DELIVERY;
  - C. PARKING AND LOADING;
  - D. ODORS;
  - E. NOISE;
  - F. GLARE;
  - G. AND, VIBRATION.

**Section 6.2.15(B) Application Requirements**  
**Application Timeline**



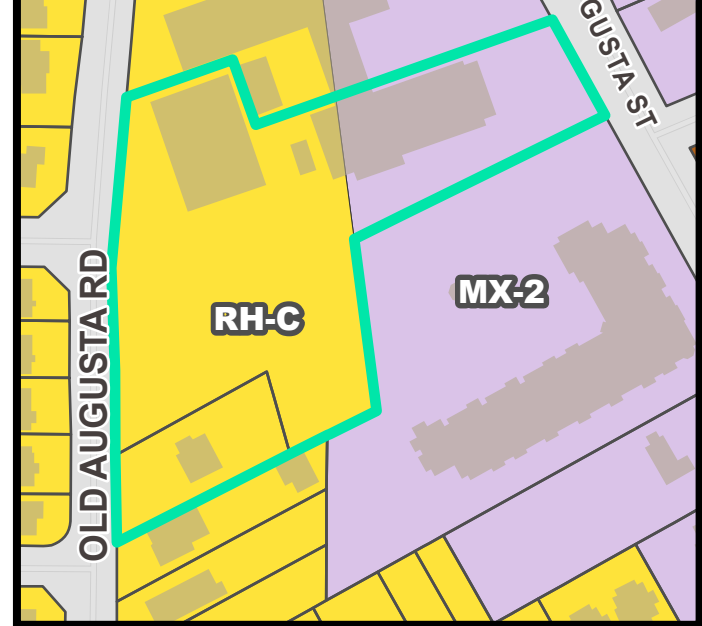
1. Describe the ways in which the proposed special exception is consistent with the Comprehensive Plan.
  - a. The comprehensive plan shows that this area is blend of Corridor Mixed-Use and Suburban Residential. The special exception is needed to bring 109 Old Augusta that is zoned RH-C into compliance with the rest of the property. This is in keeping with Suburban Residential on the Comprehensive Plan. Schools are a complementary residential use that may be allowed in areas adjacent to Corridors. Our project is an adaptive reuse of the existing building so the density and building height will not be altered. We will be adding modular classrooms for a temporary period not to exceed 2 years. These will comply with the development ordinance and will be placed to not impact the public and neighbors.
2. Describe the ways in which the request will comply with the standards in Section 19-3.4, Use Standards.
  - a. School is a use allowed with a special exception in RH-C zoning. Use standards do not apply.
3. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.
  - a. Schools are an integral part of all residential neighborhoods and help to create a vibrant community. The Augusta Heights Baptist Church Sanctuary has been a fixture of this area for the past 70 years. Our adaptive reuse of this structure will ensure that it remains a part of the fabric of this neighborhood for years to come. Having a private school that is walkable to the surround community should help increase property values and will provide multiple educational opportunities.
4. Describe the ways in which the request will minimize adverse impacts on adjacent lands including:
  - a. Visual Impacts: The modular classrooms will be screened from neighbors and public view.
  - b. Service Delivery: The school parking lot will be sufficiently large that any deliveries would not impact local roads.
  - c. Parking and Loadings: The school parking lot will allow all parking to be onsite and not impact adjacent land uses. Student drop off is being coordinated with SCDOT and City of Greenville to ensure that it will not impact local roads. We have an onsite que that will get all cars off the road during pick up and drop off.
  - d. Noise: I am not aware of any noise issues that could be created. The school will be in service from 8:30-2:30 Mon-Fri.
  - e. Glare: No glare issues will be created.

f. Vibration: No vibration issues will be created.

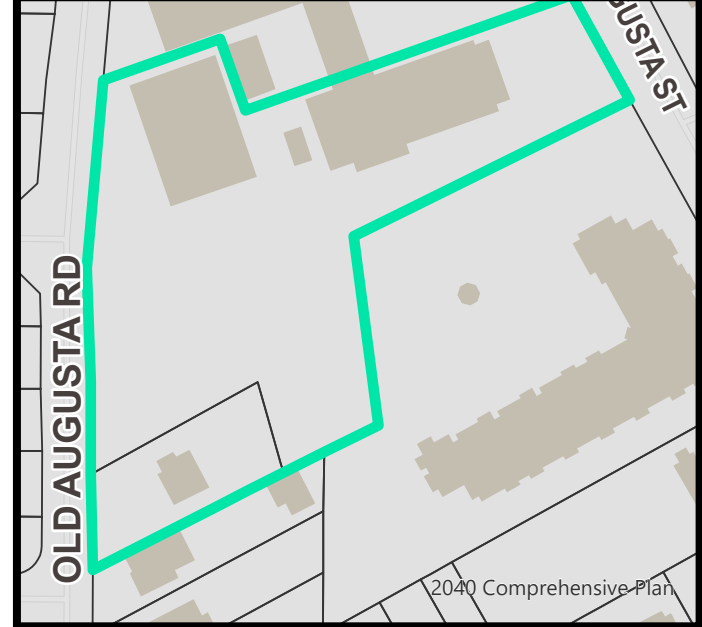
AERIAL VIEW



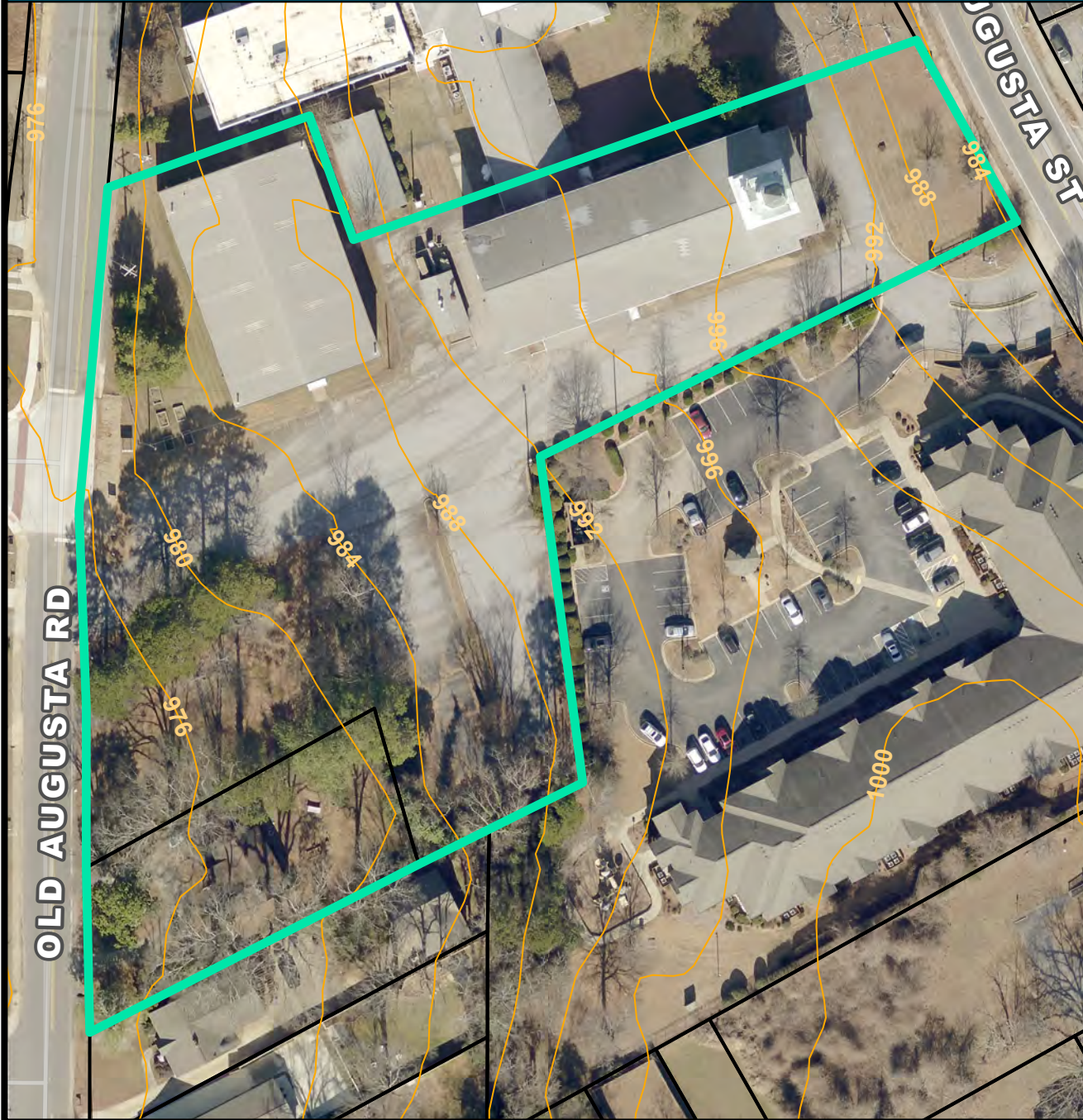
CURRENT ZONING



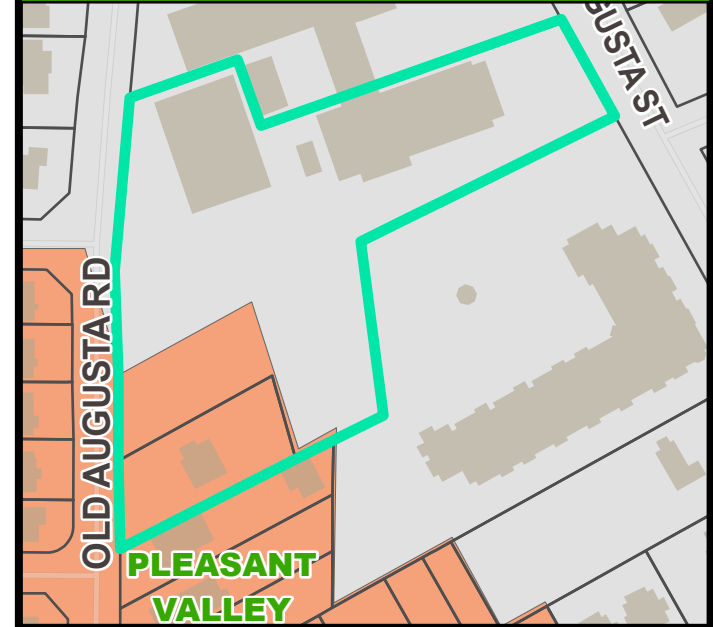
FUTURE LAND USE



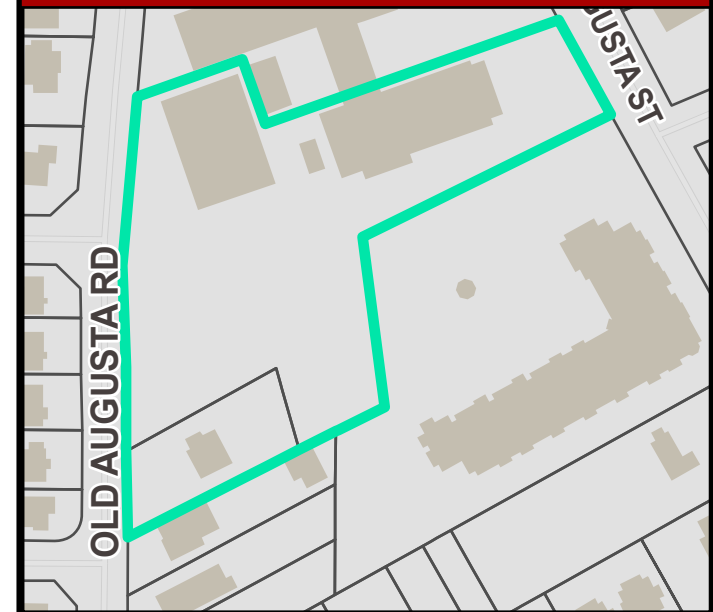
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

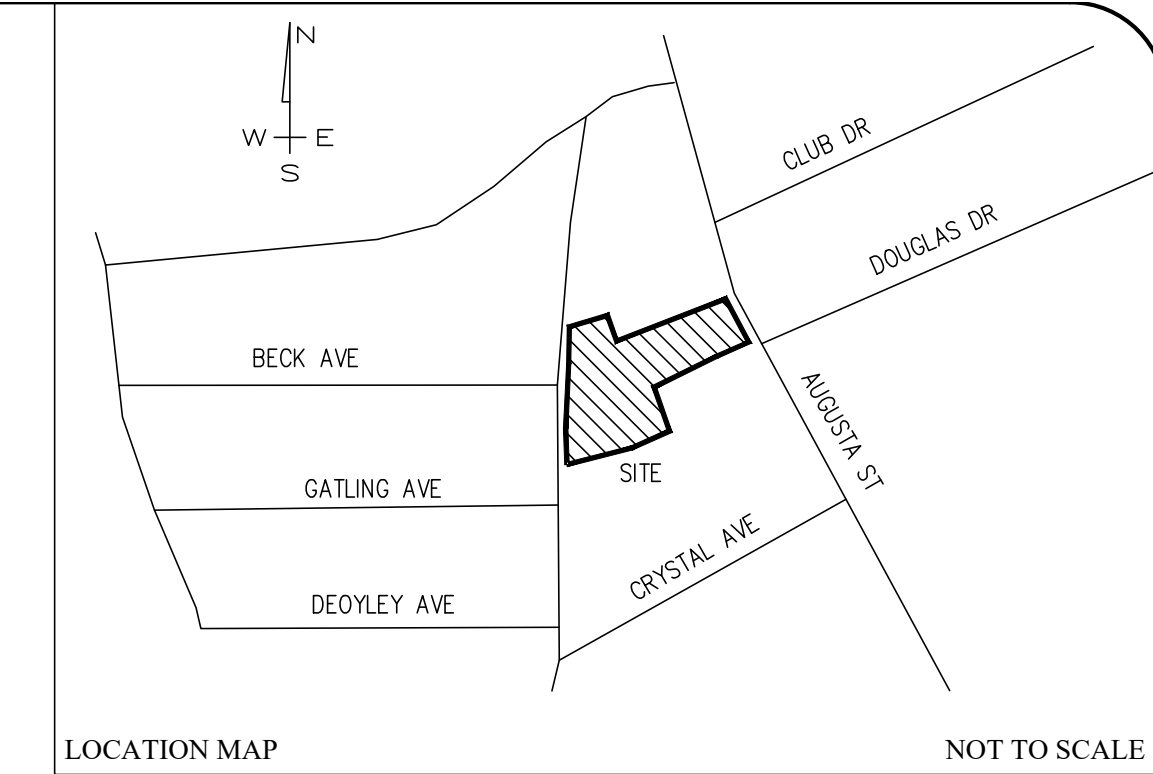


**PARKING DATA:**

CLASSROOM - 2 SPACE PER CLASSROOM (6 CLASSROOMS = 12 SPACES)

TOTAL REQ'D: 12 SPACES

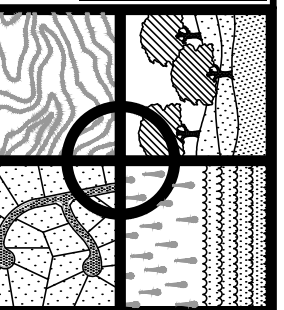
TOTAL PROVIDED: 68 SPACES



**SITE NOTES:**

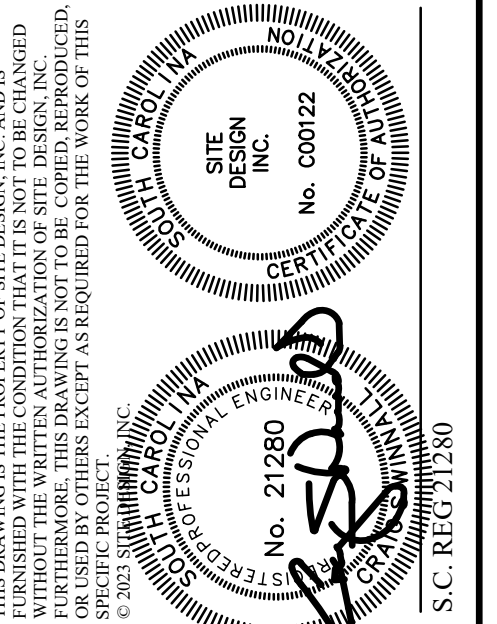
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



DATE

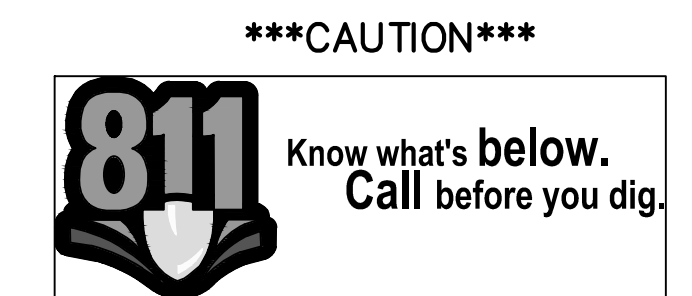
NO. 10. 9. 8. 7. 6. 5. 4. 3. 2. 1.



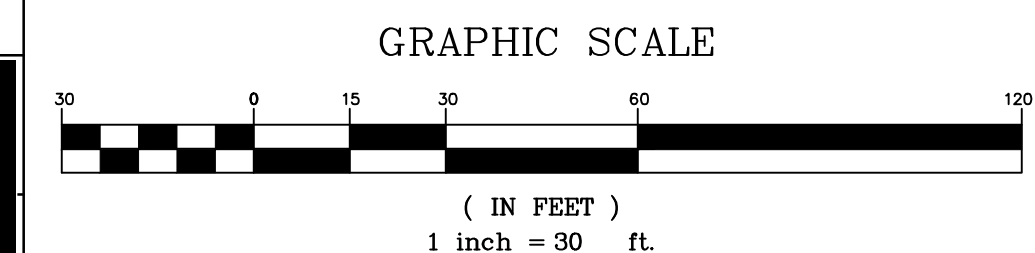
KINGS CLASSICAL SCHOOL

CITY OF GREENVILLE  
GREENVILLE COUNTY  
SOUTH CAROLINA

DOUGLAS DRIVE  
PUBLIC



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SITE DATA	
SITE ADDRESS	3018 AUGUSTA STREET GREENVILLE, SC 29605
OWNER	[REDACTED]
DEVELOPER	[REDACTED]
CIVIL ENGINEER	[REDACTED]
ARCHITECT	[REDACTED]
ZONING	MX-2 AND RH-C
PROPOSED USE	PRIVATE SCHOOL
TAX MAP #	TMS# 0211000100400, 0211000100501
PARCEL AREA	2.508 ACRES
SETBACKS	NA

- LEGEND**
- TEL TELEPHONE PEDESTAL
  - CATV CABLE TV PEDESTAL
  - ELECTRIC METER
  - CB CATCH BASIN
  - DI DROP INLET
  - ELEC TRANS
  - × 90.0 ELEVATION
  - FF FIRE HYDRANT
  - PP GAS METER
  - GP GUY ANCHOR
  - RV GAS VALVE
  - LP LIGHT POLE
  - PP POWER POLE
  - GP GUY ANCHOR
  - RB REBAR
  - SDMH SD MANHOLE
  - SSMH SS MANHOLE
  - TMH TELEPHONE MANHOLE
  - CO CLEAN OUT
  - TC/BC TOP/BOTTOM CURB
  - TW/BW TOP/BOTTOM WALL
  - VCP VITRIFIED CLAY PIPE
  - WM WATER METER
  - WV WATER VALVE
  - PI POST INDICATOR VALVE
  - SW STORMWATER FLOW
  - TF TRAFFIC FLOW
- LINETYPES**
- CTV CABLE TV
  - X CHAIN LINK FENCE (PROPOSED)
  - (678)— CONTOURS - FINISHED GRADE
  - FOC FIBER OPTIC
  - FM FORCE MAIN
  - GAS GAS LINE
  - OMP OVERHEAD POWER
  - OHT OVERHEAD TELEPHONE
  - RD ROOF DRAIN - NEW
  - SS SANITARY SEWER - EXIST.
  - SS SANITARY SEWER - NEW
  - SP SILT FENCE
  - SS STORM SEWER - EXIST.
  - SS STORM SEWER - NEW
  - USP UNDERGROUND POWER
  - UGT UNDERGROUND TEL
  - W WATER LINE - EXIST.
  - W WATER LINE - NEW
  - W WOOD FENCE
  - WPD LIMITS OF DISTURBANCE

N/F  
AUGUSTA HEIGHTS GP PARTNERS LL  
TM# 0211000100401  
DB 2371 PG 88  
PB 1101 PG 91

N/F  
POST HOLDINGS LLC  
TM# 0211000100500  
DB 2495 PG 497  
PB 7-F PG 2

N/F  
JUSTIN DISABATINO SHOWGHI  
TM# 0211000100600  
DB 2602 PG 2791  
PB 1376 PG 29

N/F  
AUGUSTA HEIGHTS BAPTIST CHURCH  
PT TM# 0211000100400  
DB 432 PG 53  
PB 1101 PG 91

N/F  
DISTRICT AUGUSTA LLC  
TM# 0211000100300  
DB 2452 PG 4361  
PB 1189 PG 65

N/F  
HEWLETT MATISON KING III  
HEWLETT MATISON KING IV  
TM# 0211000101700  
DB 2656 PG 1436  
PB 1417 PG 62

BECK AVENUE  
PUBLIC

OLD AUGUSTA ROAD  
PUBLIC - VARIABLE R/W

AUGUSTA ST  
(S-23-201)  
PUBLIC - VARIABLE R/W

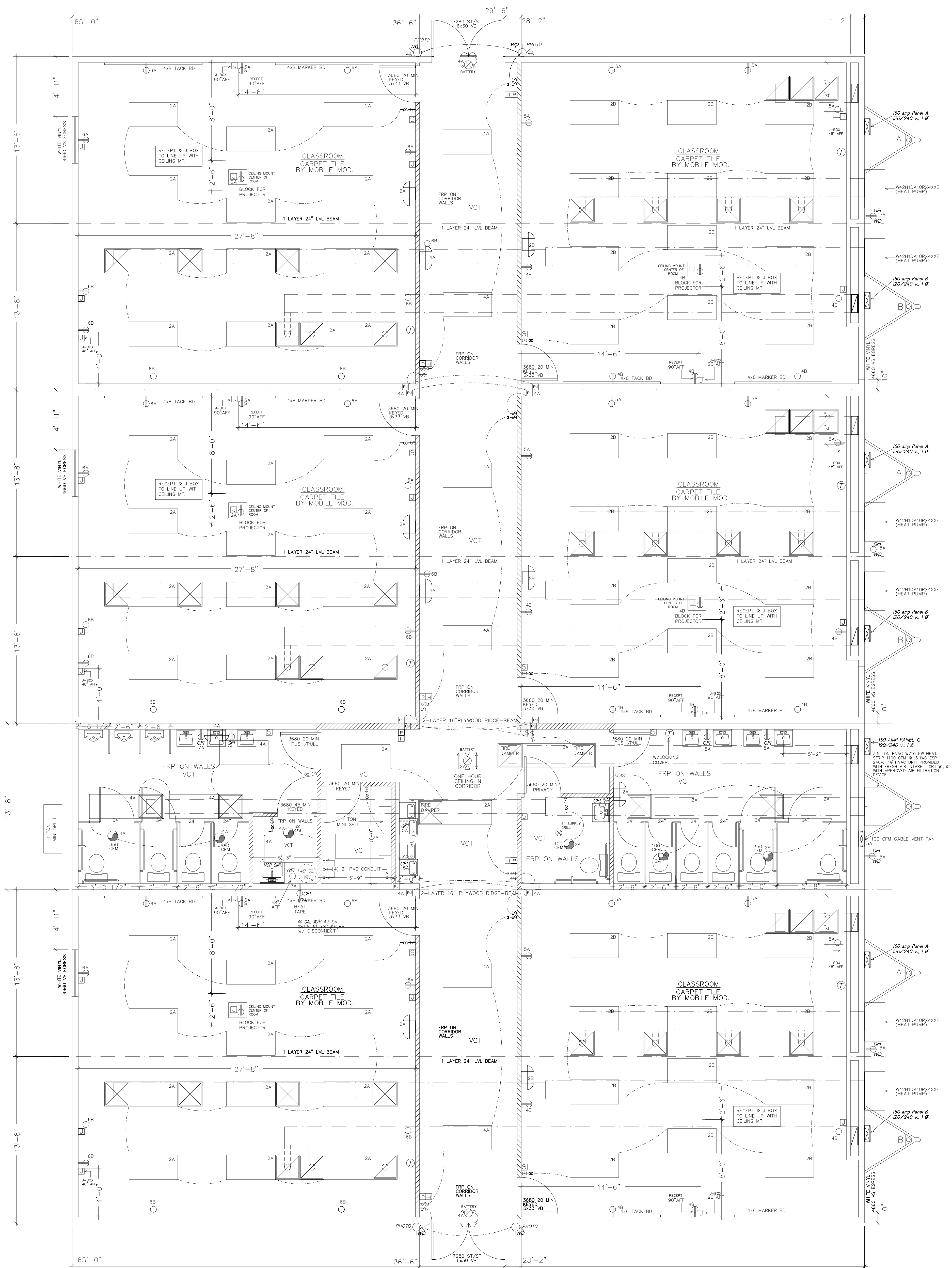
TMC DEVELOPMENT

HORIZ. SCALE: 1" = 30'  
VERT. SCALE: N/A  
DESIGNED BY: AGB  
DRAWN BY: AGB  
CHECKED BY: CSW  
DATE: 07/10/2025  
S241244/BASESHEETS

OVERALL SITE PLAN

SHEET 3 OF 7

**C200**



MARKER BOARDS AND TACK BOARDS  
ARE TO BE 6' APART.

**FOR CUSTOMER APPROVAL**

DATE: 03/03/17

Mobile Modular's

# CampusMaker ModPod<sup>®</sup>

The Flexible Solution for Sustainable Learning Spaces



CampusMaker ModPod – the state-of-the-art eco-friendly modular classroom.

# Adaptable Classrooms for Today's Changing Schools.

Sustainable and customized learning environments.

Fluctuating school enrollment. Shifting demographics. Changing expectations. The CampusMaker ModPod® delivers the flexible solutions for today's rapidly evolving educational needs.

**Today's school districts are progressively seeking better, more secure and adaptable ways to make the most of their available space.** Now with the revolutionary CampusMaker ModPod, creating a reusable and sustainable learning environment has never been easier.

Constructed of durable materials and designed to be easily configured into a wide variety of self-contained classroom complexes, the CampusMaker ModPod delivers what every school needs: energy efficiency, security and a building design that is easily adaptable to different enrollment needs.

---

## Optimum Flexibility

The expandable and retractable design of the CampusMaker ModPod not only offers the ease of reconfiguration but also a wide variety of configuration options, enabling the Facilities Departments to prepare for most enrollment situations.

These configurations include restrooms, administrative offices, libraries, laboratories, music classrooms and more.

## Tangible Savings

The innovative side-by-side installation of the classrooms significantly reduces the length of utility runs, electrical and plumbing connections, walkways, stairs and access ramps.

All perimeter walls of each double classroom contained within a CampusMaker ModPod are finished as exterior walls. This allows for easy reconfiguration of the CampusMaker ModPod to a larger or smaller size based upon enrollment. Further, reconfiguration can be performed with minimal disruption to the adjacent classrooms.

## Safety and Security

When Mobile Modular designed the CampusMaker ModPod, one of our primary goals was to create a modular classroom system that ensured the safety and security of students and staff.

Each CampusMaker ModPod complex is accessed via an internal corridor with steel clad exterior doors, self-closers and panic hardware. To ensure further safety and security, each classroom is accessed through a solid core fire rated door with a large view block and locking system.

All doors can be equipped with optional alarms, electronic entry control and easily integrated with each facility's primary security and life safety systems.



Let us take care of all of your space needs.

# Mobile Modular's CampusMaker ModPod® Complex

## Lighting (Not shown)

Energy efficient T-8 lighting coupled with flexible switching for customized lighting control.

## HVAC

High efficiency HVAC system with Heat Pump and an intelligent energy management system for a comfortable and properly ventilated interior.

## Roof (Not shown)

White EPDM Cool Roof with batt-insulation in accordance with the IECC regulations reduces heat infiltration into the classroom. Traverse roof, designed to divert rainfall away from exterior openings.

## Windows

Dual pane windows with low-E glass helps reflect radiant energy, reduces heat gain and energy loads.

## Floor

Floor insulation in accordance with the IECC standards, vapor barrier, and glueless carpet tile improves the energy efficiency, comfort and durability of the CampusMaker ModPod.

## Exterior Wall

Permanent construction quality – 2" x 6" framing, plywood sheathing, commercial grade vapor barrier, batt-insulation in accordance with IECC and low maintenance interior and exterior finishes.

## Teaching Environment

Reduced sound transmission between classrooms enhances the teaching environment.

The above illustration depicts a six classroom CampusMaker ModPod complex, with a restroom module and integrated interior corridor. A CampusMaker ModPod classroom module is comprised of two classrooms (27'-0" x 28'-0")\* with an egress corridor. Each classroom is approximately 790 sq. ft. and can accommodate up to 35 students. The interior corridor is 8'-0" wide and is further enhanced with a one hour fire rated construction to protect the occupants. Sprinklers can be installed for additional protection.

[www.mobilemodularrents.com](http://www.mobilemodularrents.com)

\*The availability of the product and its features may vary. Please contact your sales specialist for further information. These specifications are subject to change without notice.



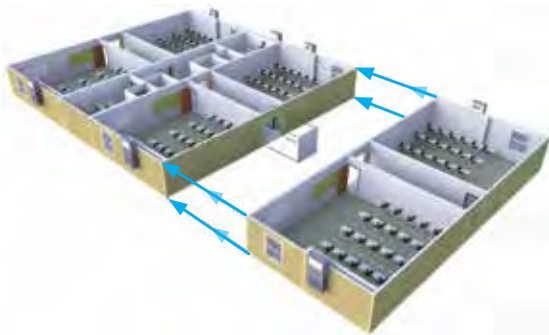
It's as easy as adding and subtracting.  
Protected, Flexible and Environmentally Friendly.

Four classroom configuration.



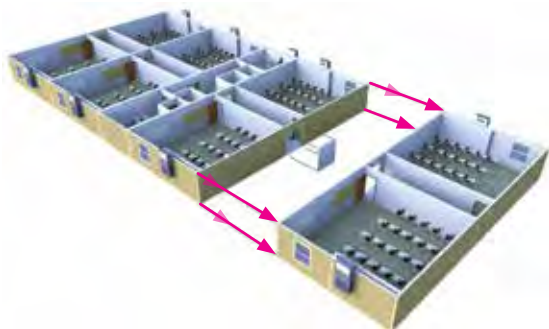
To adjust the size of the CampusMaker ModPod the two classroom module at either end can be detached and relocated to another site or school. Construction of a new exterior wall is not required as the wall and finishes are already in place. This feature minimizes the down time due to construction and disruption to the remainder of the classroom complex.

Add an additional classroom module to expand the CampusMaker ModPod complex.



By simply removing and relocating the existing security entrance doors to the newly expanded CampusMaker ModPod this classroom complex is set to operate with six classrooms, a restroom module and corridor. All this can be accomplished with minimal disruption to the occupants and in most cases, the work can be completed in just a few days.

Retract a classroom module to reduce the CampusMaker ModPod complex.



## All CampusMaker ModPod® classrooms feature:

- High efficiency HVAC system with Heat Pump
- Intelligent energy management system, featuring automatic temperature, humidity and fresh air exchange controls
- High performance building insulation
- Energy efficient T-8 electronic ballast and lamps
- Commercial grade, heavy duty vapor barrier
- White EPDM Cool Roof
- Traverse roof, designed to divert rainfall drainage away from exterior openings
- Glueless carpet tiles - 100% recyclable, made from post consumer materials
- Dual pane low-E window

Additionally, the CampusMaker ModPod, also offers a comprehensive selection of options to meet the demands of even the most stringent specifications.

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## CampusMaker ModPod sustainable options include:

- Passive shading devices
- UVC light for HVAC condenser cells
- CO<sub>2</sub> monitoring system
- Radiant heat barrier
- Tubular Daylighting System
- LED fixtures and lamps
- Natural fiber insulation
- Forest Stewardship Council (FSC) certified lumber
- Locally sourced materials
- Low flush toilet with smart valve
- Tankless hot water heater
- Automated faucet
- Automated paper towel dispenser
- Automated hand soap dispenser





**Mid Atlantic Regional Office**  
4301-C Stuart Andrew Blvd.  
Charlotte, NC 28217

**Georgia Sales Office**  
Buford, GA

**Maryland - Washington D.C.  
& Virginia Sales Office**  
Bel Air, MD  
Brandywine, MD

**North Carolina Sales Office**  
Charlotte, NC

800.944.3442  
[www.mobilemodularrents.com](http://www.mobilemodularrents.com)



## PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

Contact Planning & Development (864) 467-4476 or [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

#### APPLICANT

*Project Type:	King's Classical School
*Name:	King's Classical School, Michael Short
*Address:	3030 Augusta St
*City/State:	Greenville, SC
*Zip:	
*Phone:	
*Email:	

### PROPERTY INFORMATION

\*TAX MAP #(S): 0211000100501 and 0211000100500

\*PROPERTY ADDRESS: 109 Old Augusta Rd and 3030 Augusta St

\*CURRENT ZONING DESIGNATION: RH-C and MX-2

#### \*BRIEF DESCRIPTION OF PROJECT

REQUEST: Special Exception for a Private Elementary School. Modification for Modular Classrooms.

*For the following items, fill out in response to the public's attendance and reaction to your presented project.*

\*DATE ATTENDED PPM: 3/24/26 \*NUMBER OF PEOPLE WHO VISITED STATION: 7

\*NAME OF ATTENDEES WHO REPRESENTED PROJECT: Michael Short

\*DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES PROVIDED: \_\_\_\_\_

2 of the visitors were from the general public. The rest were city staff.

A representative from Pleasant Valley came by and was just curious.

\*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT: \_\_\_\_\_

Discussion was all positive. Just explained what the plan was.

\*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: \_\_\_\_\_

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\*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: \_\_\_\_\_

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\*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: No.

---

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\*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? No.

---

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\*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: No.

---

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\*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE? No.

---

---

\*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? No.

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**OVERALL TYPE OF FEEDBACK RECEIVED**

\*Select one:  Positive       Negative       Neutral

**\*PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.**

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

Rev. 2/28/2024