



AGENDA

REGULAR MEETING OF BOARD OF ZONING APPEALS

THURSDAY, MAY 14, 2026 - 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:

<http://greenvillesc.gov/MeetingMedia>

1. Call to Order

2. Welcome and Opening Remarks from the Chair

3. Roll Call

4. Approval of Minutes

A. Approval of Minutes for meeting on April 9, 2026

5. Call for Public Notice Affidavit from Applicants

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. OLD BUSINESS

9. NEW BUSINESS

A. **S 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)

10. OTHER BUSINESS

11. Adjournment



**Planning Staff Report to
Board of Zoning Appeals
May 11, 2026
for the May 14, 2026 Public Hearing**

Docket Number:	S 23-116M
Applicant:	Jack Brown's GVL, LLC (Tara Stouder)
Property Owner:	Downtown Greenville Investment, LLC
Property Location:	19 Augusta Street
Tax Map Numbers:	008900-01-01800, 008900-01-01900
Acreage:	0.37
Zoning:	MXS-D, Shopfront Downtown District -DD, Downtown Design Overlay District -P, Preservation Overlay District
Proposal:	SPECIAL EXCEPTION to modify a 'General food and beverage (up to 6,000 SF)' use after midnight

Applicable Sections of the City of Greenville Code of Ordinances:

<i>Sec. 19-3.2.1.B.2.</i>	<i>Hours of Operation</i>
<i>Sec. 19-3.4.4.</i>	<i>Commercial Use Standards</i>
<i>Sec. 19-3.4.6.</i>	<i>Additional Use Standards</i>
<i>Sec. 19-3.5.2.</i>	<i>Specific Standards</i>
<i>Sec. 19-6.2.15.</i>	<i>Quasi-Judicial Review</i>

Staff Recommendation: Approve with conditions

Staff conclude that the application complies with the standards to grant a Special Exception Permit for a **'General food and beverage (up to 6,000 SF)' use after midnight** in an MXS-D district. If the Board decides to grant the Permit, Staff recommend the following conditions:

1. Operation of the facility shall be limited to a 'general food and beverage' use with accessory 'outdoor dining' and 'outdoor entertainment' uses, as defined by this Code, and shall substantially conform to the statements of the Applicant and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the special exception permit.
2. The business shall comply with the location standards established by the state. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
3. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 2:00 a.m. Food service shall be available until last call.
4. Per Greenville Development Code Section 19-3.2.1.B.3., delivery, waste collection, and similar commercial traffic is prohibited between the hours of 10:00 p.m. and 7:00 a.m.

5. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and must be enforced by the proprietors.
6. At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
7. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, and adequate patron parking.
8. The Applicant and all its managers and employees responsible to serve any alcoholic beverage (current and future) must participate in the merchant education/server training program approved by the Department of Revenue or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.
9. If more than two incidents between the hours of 12:00 midnight and 2:00 a.m. involving a police response to the business occur within a six-month period, the City of Greenville can then require one security person be on-duty from the hours of 12:00 midnight and 2:15 a.m. The security person would need to be positioned outside and must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
10. The Applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and confirmation of compliance with allowable occupant capacity. Additionally, the Applicant shall designate a staff person to be responsible for monitoring the outdoor dining area associated with the business.
11. All outdoor dining and seating areas associated with the business shall be closed by 10:00 p.m. The Applicant shall take appropriate measures, such as fencing and signage, to ensure the outdoor dining and seating area remains closed between 10:00 p.m. and 2:00 a.m.
12. Indoor entertainment shall be prohibited.
13. Outdoor entertainment and exterior sound amplification shall be permitted until 9:00 p.m. Outdoor entertainment shall be limited to musical performances using the existing outdoor stage. Exterior sound amplification shall be limited to an existing outdoor speaker on the building playing ambient music and no more than one outdoor speaker for outdoor entertainment performances. All amplified sound must be directed inward toward the facility and away from any adjoining use or public
14. The establishment shall be prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited ticketed events includes, but is not limited to, disc jockeys, comedians, and musicians. In-house ticketed events shall be limited to up to four times a year.
15. Interior sound amplification shall be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.

16. Exterior doors and windows shall remain closed except to provide ingress and egress after 10:00 p.m.
17. Operation and maintenance of the facility, regardless of the hours permitted to be open to the public, comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with city staff. Repeated noise violations may be grounds for revocation of the permit.
18. The Applicant shall assign a staff person to monitor noise levels when live music is being performed to ensure the establishment is following the Noise Ordinance.
19. If outside queueing of patrons on the property and along public sidewalks occurs, the Applicant shall assign a staff person to ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
20. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Staff Analysis:

The Applicant, Jack Brown's GVL, LLC dba Jack Brown's Beer and Burger Joint, requests a modification to the existing special exception permit for a 'general food and beverage (up to 6,000 SF)' use operating after midnight in the West End.

Currently, the approved special exception permit prohibits accessory outdoor entertainment as well as accessory outdoor dining. Specifically, condition 11 of the special exception permit states "Outdoor live entertainment and exterior sound amplification is prohibited" and the zoning use type assigned to the business at the time was 'restaurant, indoor seating only.' After the Applicant inquired about permitting requirements to allow occasional outdoor music performances, Planning staff found that the common area within the overall development had been transformed into an outdoor dining area, and a small outdoor stage had been built for shared use. Staff determined that a modification to the special exception permit would be necessary to allow Jack Brown's to use the common area for these purposes without conflicting with the approved zoning conditions.

A copy of the special exception permit, S 23-116, approved by the Board of Zoning Appeals in April 2023 and the accompanying staff report will be included in this staff report package for reference.

The Applicant has indicated the business will continue to operate as a restaurant and will remain open seven days a week from 11:00 a.m. until 2:00 a.m.

Although the use of 'general food and beverage' is permitted by right in the subject zoning district, per Greenville Development Code Section 19-3.2.1.B.2., "any use open to the public with hours of operation between 12:00 a.m. and 5:00 a.m. requires a Special Exception permit."

The business will continue to feature a full-service kitchen. The business has a license to serve beer, wine, and liquor by the drink. The 2023 application did not indicate wine or liquor by the drink would be offered. Alcohol sales account for approximately 30-35 percent of all revenues, while food and non-alcoholic drink sales will account for the remaining 65-70 percent of revenues, on par with the original estimation in 2023. Food sales will be available during all operating hours. Last call will continue to occur 30 minutes before closing according to the application.

The subject property is now zoned MXS-D, Shopfront Downtown. The Shopfront Downtown zoning district is intended to accommodate the City's most intense mixed use and pedestrian friendly activity. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

Because the property is located within the -DD, Downtown Design overlay, a Design Certificate of Appropriateness (CA) is required for exterior building and site work. Design Certificates of

Appropriateness were approved by the city's Design Review Board and its staff for the outdoor dining area and stage. In accordance with Section 19-6.2.15.B.2.c., this request can proceed to the Board of Zoning Appeals.

The Staff Technical Advisory Team (formerly known as the Technical Advisory Committee) met with the Applicant on April 16, 2026, and recommended approval of the Special Exception Permit modification with conditions; these recommended conditions are listed at the end of this report.

Attendance at the monthly Project Preview Meeting was not required as part of this application and was not held.

A Special Exception Permit shall be approved only upon finding that the Applicant demonstrates ***all*** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan designates this property within the 'Corridor Mixed-Use' classification

The 'Corridor Mixed-Use' classification is intended to accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

The property is also within the boundary of the West End Small Area Plan which was adopted by City Council in November 2021. The property is a part of the 'Augusta Precinct' in the plan. The Augusta Precinct is encouraged to promote walkability, neighborhood serving uses, and art, while also encouraging human-scaled development, preserving existing building character, and adding more open space. The plan specifically locates the property in Block WE-57. Appropriate land uses in the block includes restaurants.

A restaurant with late night hours is a commercial use, and the business will be in a building that fronts and helps activate the street. The use also aligns with the vision for the West End area.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

The following use standards are from the August 2025 edition of the Greenville Development Code, which were in effect when the application to modify the special exception permit was filed.

Use standards for 'general food and beverage' uses are located below:

19-3.4.4. Commercial use standards

C. Food and Beverage

1. General Food and Beverage

- a. In RNX- and RC- districts, hours of operation between 12:00 a.m. (midnight) and 5:00 a.m. are prohibited. Where permitted in all other districts, hours of operation between 12:00 a.m. (midnight) and 5:00 a.m. require a special exception permit in accordance with Sec. 3.2.1.B.2. and Sec. 3.4.6.*

Use standards for uses operating after midnight are listed below:

19-3.4.4. Commercial use standards

A. Hours of Operation

Uses open to the public with hours of operation between 12:00 a.m. (midnight) and 5:00 a.m. must obtain a special exception permit per Sec. 3.2.1.B.2. and comply with the following:

1. On-site traffic must be directed away from abutting residential uses and residential districts between the hours of 12:00 a.m. (midnight) and 5:00 a.m.
2. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances must be posted in conspicuous locations and enforced by the proprietors.
3. Exterior sound amplification is prohibited between the hours of 12:00 a.m. (midnight) and 5:00 a.m.
4. Interior sound amplification may be permitted but must be directed away from the principal entrance or directed toward the interior of the building. Sound baffling or other mitigations may be required.
5. Except to provide ingress and egress, exterior doors and windows must remain closed between the hours of 12:00 a.m. (midnight) and 5:00 a.m.
6. Outdoor dining and seating areas must be closed between the hours of 12:00 a.m. (midnight) and 5:00 a.m., unless otherwise modified by the Board of Zoning Appeals based on the criteria of Sec. 6.2.15.D.2.
7. Rooftop dining and seating areas must be closed between the hours of 12:00 a.m. (midnight) and 5:00 a.m., unless otherwise modified by the Board of Zoning Appeals based on the criteria of Sec. 6.2.15.D.2.
8. Establishments serving alcoholic beverages between the hours of 12:00 a.m. and 5:00 a.m. must retain at least one security person during those hours. The number of security persons may be increased by the Board of Zoning Appeals. The security persons must possess a security officer registration certificate pursuant to South Carolina Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. The Board of Zoning Appeals may modify or waive the security requirement after the use has operated for at least six (6) months.
9. The Board of Zoning Appeals may require that an Applicant have a follow-up meeting with the Administrator 6-months after commencement of operation to verify that the Applicant is adequately addressing adverse impacts of the use.
10. The Board of Zoning Appeals may attach additional conditions which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the use during these hours. The Board may modify or add conditions that apply beyond 12:00 a.m. (midnight) and 5:00 a.m.

Use standards for accessory 'outdoor dining' and 'outdoor entertainment' uses are located below:

19-3.5.2. Specific Standards

F. Outdoor Dining

Allows for an accessory outdoor dining on the property of a permitted principal commercial use. Outdoor dining is an unenclosed area with tables, chairs, and other furnishings set up for the purpose of drinking or eating food and beverages.

1. Outdoor dining cannot encroach upon any public right-of-way, sidewalk or parking areas without an encroachment permit.
2. Outdoor dining cannot impair the ability of pedestrians or cyclist to use the sidewalk. There must be a minimum of 6 feet of clear distance of sidewalk at all times.

H. Outdoor Entertainment

Allows for an accessory outdoor entertainment stage on the property of a permitted principal commercial use. An outdoor entertainment stage is a raised unenclosed platform that accommodates musical or theatrical shows or performances.

1. Outdoor entertainment stages may not be located with 150 feet of a RH- or RN- District.

2. Outdoor entertainment stages must comply with Chapter 16, Art. II, Div. 3, Noise of the Municipal Code.

The Applicant has stated their intent to comply with the use standards within their application.

The subject property is zoned MXS-D, Shopfront Downtown, which allows for late night uses upon review.

Upon discussion with the Staff Technical Advisory Team, the Applicant displayed awareness of potential issues related to noise and alcohol. The Applicant confirmed the use will not operate as nightclub.

The Applicant has indicated any outdoor entertainment performances associated with the business would cease by 9:00 p.m. and that the outdoor dining and seating area would close by 10:00 p.m.

The outdoor dining area does not encroach into any right of way, sidewalk, or parking area and appears to account for necessary clearances.

The existing outdoor entertainment stage is not located within 150 feet of a residential district. Speakers for the stage will be limited, and the Applicant has indicated they will comply with the city's Noise Ordinance.

No security persons have been retained and are not proposed for the business. Upon questioning by the Staff Technical Advisory Team, the Applicant indicated there have been no notable issues or concerning trends since opening that would warrant implementation of security.

Staff recommends formal incorporation of STAT's recommended conditions, listed at the end of this report, into any motion for approval. Staff also recommend the incorporation of the applicable use specific standards as conditions of approval.

Staff finds, with appropriate conditions, the use complies with the use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

Adjacent property is used (and zoned) as follows:

East:	General food and beverage and general retail (MXS-D, Shopfront Downtown)
North:	General office and general retail (MXS-D)
West:	General food and beverage (MXS-D)
South:	Commercial surface parking (MXS-D)

The property is located in the West End commercial historic district and is zoned MXS-D, Shopfront Downtown. The restaurant is located within a one-story, downtown row building. The outdoor dining area and stage are located on the property next door. The property is also owned by the Applicant's landlord, who created the common space for their tenants.

Surrounding properties are used for non-residential purposes, including retail, restaurants, and offices. The closest residential uses to the property appear to be Link Apartments West End at 25 River Street and a duplex at 14 University Street.

The Applicant has stated the business will continue to close at 2:00 a.m. Similar uses in the area, such as Spinx Market and Eatery and Vault & Vator also close at 2:00 a.m. The overnight business hours are not anticipated to create conflict with other neighboring businesses and the limited residential uses nearby.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The proposed use is located within an existing commercial building and will use existing shared outdoor space. No changes are proposed to the exterior of the building or to the site. No special lighting for the stage was noted in the application. No substantial adverse visual impacts are anticipated from the use.

No on-site parking exists. Parking for the use is expected to come from the surface lot behind the development as well as on-street parking and public parking lots within a short walk.

Loading/unloading as well as trash collection for the use occur in the surfacing parking lot to the south of the building. An on-street loading and unloading zone is also available on Augusta Street in front of The Warehouse theatre.

No changes to trash collection are proposed. Trash will be disposed of using an existing dumpster on the adjacent lot. No substantial adverse impacts are anticipated regarding parking, loading, and odors.

The application states that live music will only be performed on the outdoor stage and no performances are planned after 9:00 p.m. No entertainment was planned inside the restaurant. Background music will be played through the existing speaker system inside and outside the establishment. Outdoor dining will close at 10:00 p.m. according to the Applicant. With the appropriate conditions, no substantial adverse noise and vibration impacts are anticipated nor is the use anticipated to create a public nuisance.

The City of Greenville's downtown public safety initiative remains in effect. The initiative is a cross-departmental action plan designed to proactively address late-night activity, reduce crime and disorder, and enhance the overall perception of safety downtown. This initiative balances public safety, business accountability, and community engagement while ensuring compliance with applicable laws, ordinances and due process requirements. Since the Applicant has been approved to operate the business after midnight, Planning staff reviewed calls for service with the City's Police Department. Call volume was within normal service levels and no concerning trends or incidents were identified. Additionally, no zoning notice of violations of the special exception permit have occurred since operating after midnight. Since the business has already been approved to operate after midnight, there have not been any previous violations, and the outdoor dining and entertainment will cease before midnight, staff does not consider the modification request to be contrary to the initiative's efforts. With appropriate conditions, no substantial adverse impacts are anticipated regarding service delivery, and the use is not anticipated to create a public nuisance.

To minimize detrimental impacts on adjacent land uses, staff recommend that approval of the Special Exception Permit be conditioned upon the findings and recommendations of STAT, listed at the end of this report and within the Staff Recommendation.

Staff finds, with appropriate conditions, the use and its design will not have substantial adverse impacts.

TAC Findings and Recommendation

FINDINGS OF THE COMMITTEE:

1. The application, including the Application for Special Exception, Technical Advisory Committee Application, and all other documents submitted supplemental to those applications and received as part of the Board of Zoning Appeals files for this case prior to the Staff Technical Advisory Team review, is hereby incorporated and made a part of the findings of this Team.
2. The Applicant previously meet with the Team on March 16, 2023, and was approved by the Board of Zoning Appeals as a “restaurant, indoor dining only” use operating until 2:00 a.m.
3. The Applicant indicates the intent to continue to operate as a restaurant (now classified as a ‘general food and beverage’ use) with hours of operation from 11:00 a.m. to 2:00 a.m. seven days a week but now wishes to modify their existing zoning use classification and special exception permit conditions to allow outdoor dining as well as outdoor entertainment.
4. The Applicant indicates that outdoor dining would be available until 10:00 p.m.
5. The Applicant indicates that speakers playing ambient music will be present throughout the establishment, including outside.
6. The Applicant indicates that no live music/entertainment will occur inside, due to limited space, but they would like to use an existing stage for occasional live music/entertainment. Performances would typically be acoustic and would go until 9:00 p.m.
7. The Applicant indicates that the space will feature a full-service kitchen, and the submitted menu will be offered during all operating hours. The menu includes the sale of alcoholic beverages.
8. The Applicant has an alcohol beverage license for on-premises consumption of beer, wine, and liquor by the drink. Last call will occur 30 minutes before close. The Applicant indicates alcohol sales will only account for approximately 30 percent of all revenues.
9. The applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
10. The Applicant indicates that no dedicated security staff have or will be retained for the business, but they do perform ID checks at the door starting at 12:00 midnight.
 - a. In response to questioning by the Team, the Applicant indicates there have been no notable incidents or issues since opening.
11. The Applicant, based on the proposed life safety plan and associated code summary, indicates that maximum occupancy on the inside will remain 42 occupants, but will add 42 occupants for the existing outside patio area.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Team recommends that the Board of Zoning Appeals ***approve*** the application for a Special Exception Permit.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant’s business on adjacent uses, this Team recommends that the Board of Zoning Appeals make the following recommendations conditions of the special exception permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in the Greenville Development Code:

- a. This Team recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant closing no later than 2:00 a.m.
- b. This Team recommends that the final life safety plan be in close keeping to the currently proposed occupancy count of 84 (42 inside, 42 outside).
- c. This Team recommends that operation of the business must comply with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
- d. This Team recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
- e. This Team recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
- f. This Team recommends that at all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
- g. This Team recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program approved by the Department of Revenue or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.
- h. This Team recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
 - i. Additionally, this Team recommends that the Applicant designate a staff person to monitor the outdoor patio area when open.
- i. This Team recommends that the outdoor dining and seating areas associated with the business close between the hours of 12:00 a.m. and 2:00 a.m. and that the Applicant take appropriate measures, such as fencing and signage, to ensure the outdoor dining and seating area remains closed between 12:00 midnight and 2:00 a.m.
- j. This Team recommends that, except to provide ingress and egress, exterior doors and windows must remain closed between the hours 12:00 midnight and 2:00 a.m.
- k. This Team recommends that interior amplification be prohibited with the exception of speakers playing ambient music.
- l. This Team recommends that indoor entertainment be prohibited.

- m. This Team recommends that outdoor entertainment be limited to musical performances using the existing outdoor stage. Performances shall be prohibited between 10:00 p.m. and 2:00 a.m.
- n. This Team recommends that exterior amplification be limited to an existing outdoor speaker on the building playing ambient music and no more than one outdoor speaker for outdoor entertainment performances. All amplified sound must be directed inward toward the facility and away from any adjoining use or public property.
- o. This Team recommends that operation and maintenance of the facility, regardless of the hours permitted to be open to the public, comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with city staff. Repeated noise violations may be grounds for revocation of the permit.
- p. This Team recommends that the Applicant shall assign a staff person to monitor noise levels when live music is being performed to ensure the establishment is following the Noise Ordinance.
- q. This Team recommends that the establishment be prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited ticketed events includes, but is not limited to, disc jockeys, comedians, and musicians. In-house ticketed events shall be limited to up to four times a year.
- r. This Team does not recommend a requirement for trained security persons at this time, however if more than two incidents between the hours of 12:00 midnight and 2:00 a.m. involving a police response to the business occur within a six-month period, the City of Greenville can then require one security person be on-duty from the hours of 12:00 midnight and 2:15 a.m. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
- s. This Team recommends that loading/unloading only occur in the parking lot or in a city designated loading/unloading zone. No loading/unloading shall obstruct Augusta Street.
- t. This Team recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
- u. This Team recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.
- v. This Team recommends that if the Zoning Administrator determines the use has changed to a 'Bar or Nightclub' use type, this permit shall be revoked, and the business closed until a new zoning application is applied for and approved for the use change.

Staff Comments and Conditions

City Engineer

Comments:

1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer

Comments:

No comments.

Environmental Engineer

Comments:

No comments.

Traffic Engineer

Comments and Conditions:

No comments.

Fire Department

Comments:

No comments.

REPORT OF THE STAFF TECHNICAL ADVISORY TEAM

to the

Board of Zoning Appeals for the City of Greenville

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)

Team Meeting Date(s): April 16, 2026

Applicant attending meeting: Tara Stouder (virtually, applicant/general manager) and Logan McArthur Meier (in person, assistant general manager)

Proposed Business: Jack Brown's Beer & Burger Joint

FINDINGS OF THE TEAM:

1. The application, including the Application for Special Exception, Technical Advisory Committee Application, and all other documents submitted supplemental to those applications and received as part of the Board of Zoning Appeals files for this case prior to the Staff Technical Advisory Team review, is hereby incorporated and made a part of the findings of this Team.
2. The Applicant previously met with the Team on March 16, 2023, and was approved by the Board of Zoning Appeals as a "restaurant, indoor dining only" use operating until 2:00 a.m.
3. The Applicant indicates the intent to continue to operate as a restaurant (now classified as a 'general food and beverage' use) with hours of operation from 11:00 a.m. to 2:00 a.m. seven days a week but now wishes to modify their existing zoning use classification and special exception permit conditions to allow outdoor dining as well as outdoor entertainment.
4. The Applicant indicates that outdoor dining would be available until 10:00 p.m.
5. The Applicant indicates that speakers playing ambient music will be present throughout the establishment, including outside.
6. The Applicant indicates that no live music/entertainment will occur inside, due to limited space, but they would like to use an existing stage for occasional live

- music/entertainment. Performances would typically be acoustic and would go until 9:00 p.m.
7. The Applicant indicates that the space will feature a full-service kitchen, and the submitted menu will be offered during all operating hours. The menu includes the sale of alcoholic beverages.
 8. The Applicant has an alcohol beverage license for on-premises consumption of beer, wine, and liquor by the drink. Last call will occur 30 minutes before close. The Applicant indicates alcohol sales will only account for approximately 30 percent of all revenues.
 9. The applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
 10. The Applicant indicates that no dedicated security staff have or will be retained for the business, but they do perform ID checks at the door starting at 12:00 midnight.
 - a. In response to questioning by the Team, the Applicant indicates there have been no notable incidents or issues since opening.
 11. The Applicant, based on the proposed life safety plan and associated code summary, indicates that maximum occupancy on the inside will remain 42 occupants, but will add 42 occupants for the existing outside patio area.

RECOMMENDATIONS OF THE TEAM:

1. This Team recommends that the Board of Zoning Appeals ***approve*** the application for a Special Exception Permit.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Team recommends that the Board of Zoning Appeals make the following recommendations conditions of the special exception permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in the Greenville Development Code:
 - a. This Team recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant closing no later than 2:00 a.m.

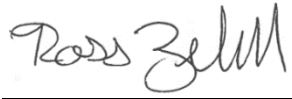
- b. This Team recommends that the final life safety plan be in close keeping to the currently proposed occupancy count of 84 (42 inside, 42 outside).
- c. This Team recommends that operation of the business must comply with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
- d. This Team recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
- e. This Team recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
- f. This Team recommends that at all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
- g. This Team recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program approved by the Department of Revenue or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.

- h. This Team recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
 - i. Additionally, this Team recommends that the Applicant designate a staff person to monitor the outdoor patio area when open.
- i. This Team recommends that the outdoor dining and seating areas associated with the business close between the hours of 12:00 a.m. and 2:00 a.m. and that the Applicant take appropriate measures, such as fencing and signage, to ensure the outdoor dining and seating area remains closed between 12:00 midnight and 2:00 a.m.
- j. This Team recommends that, except to provide ingress and egress, exterior doors and windows must remain closed between the hours 12:00 midnight and 2:00 a.m.
- k. This Team recommends that interior amplification be prohibited with the exception of speakers playing ambient music.
- l. This Team recommends that indoor entertainment be prohibited.
- m. This Team recommends that outdoor entertainment be limited to musical performances using the existing outdoor stage. Performances shall be prohibited between 10:00 p.m. and 2:00 a.m.
- n. This Team recommends that exterior amplification be limited to an existing outdoor speaker on the building playing ambient music and no more than one outdoor speaker for outdoor entertainment performances. All amplified sound must be directed inward toward the facility and away from any adjoining use or public property.
- o. This Team recommends that operation and maintenance of the facility, regardless of the hours permitted to be open to the public, comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with city staff. Repeated noise violations may be grounds for revocation of the permit.
- p. This Team recommends that the Applicant shall assign a staff person to monitor noise levels when live music is being performed to ensure the establishment is following the Noise Ordinance.

- q. This Team recommends that the establishment be prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited ticketed events includes, but is not limited to, disc jockeys, comedians, and musicians. In-house ticketed events shall be limited to up to four times a year.
- r. This Team does not recommend a requirement for trained security persons at this time, however if more than two incidents between the hours of 12:00 midnight and 2:00 a.m. involving a police response to the business occur within a six-month period, the City of Greenville can then require one security person be on-duty from the hours of 12:00 midnight and 2:15 a.m. The security person(s) must possess a “Security Officer Registration Certificate” pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
- s. This Team recommends that loading/unloading only occur in the parking lot or in a city designated loading/unloading zone. No loading/unloading shall obstruct Augusta Street.
- t. This Team recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
- u. This Team recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.
- v. This Team recommends that if the Zoning Administrator determines the use has changed to a ‘Bar or Nightclub’ use type, this permit shall be revoked, and the business closed until a new zoning application is applied for and approved for the use change.

Respectfully Submitted,

John Hamlett
Staff Technical Advisory Team Chair

A handwritten signature in black ink, reading "Ross Zelenske". The signature is fluid and cursive, with the first name "Ross" and last name "Zelenske" clearly distinguishable. It is positioned above a horizontal line.

Ross Zelenske, AICP

Senior Development Planner and Liaison to the Board of Zoning Appeals



**SPECIAL EXCEPTION PERMIT
CITY OF GREENVILLE, SOUTH CAROLINA**

PROPERTY INFORMATION:

2023 Special Exception Permit

Downtown Greenville Investments, LLC
OWNER

008900-01-01800
TAX PARCEL #

19 Augusta Street
ADDRESS/LINE 1

2605
DEED BOOK

1892
PAGE

2020-10-02
RECORDED DATE

Greenville, SC 29601
ADDRESS/LINE 2

1378
PLAT BOOK

26
PAGE

2020-09-24
RECORDED DATE

PROVISION(S) OF THE GREENVILLE CITY CODE AUTHORIZING THE ISSUANCE OF A SPECIAL EXCEPTION PERMIT:
SECTIONS 19-2.3.5, SPECIAL EXCEPTION PERMIT, AND 19-4.1, TABLE OF USES

DESCRIPTION OF THE ACTIVITY AUTHORIZED BY THE ISSUANCE OF THE SPECIAL EXCEPTION PERMIT (DOCKET # S 23-116):

‘RESTAURANT, INDOOR SEATING ONLY’ USE OPERATING AFTER MIDNIGHT

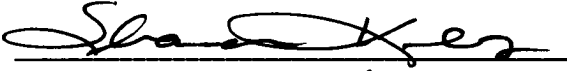
LAPSE DATE OF SPECIAL EXCEPTION PERMIT: APRIL 13, 2025 UNLESS SPECIAL EXCEPTION IS VESTED PURSUANT TO SECTION 19-2.2.14 OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE.

CONDITIONS:

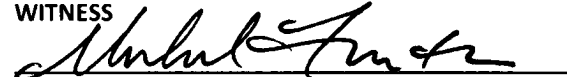
1. The operation of the establishment shall substantially conform to the testimony of the Applicant, Jack Brown’s GVL, LLC, the property (TM #008900-01-01800), and the content of the application.
2. The special exception permit shall be limited to the applicant and shall not be transferrable. Copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
3. The Special Exception Permit shall be recorded in the Greenville County Office of the Register of Deeds upon execution by the Administrator.
4. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 2:00 a.m. Food service shall be available during all operating hours, with an exception for last call, which may occur up to one hour before close.
5. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.
6. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances shall be posted in conspicuous locations and shall be enforced by the proprietors.
7. At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
8. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City’s noise ordinance, smoking, encroachment ordinances, adequate patron parking and applicable parking restrictions.
9. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require up to two security guards be hired and that one of the required security guard positions be an off duty sworn law enforcement officer. One of the required security guards would be required to be positioned outside the business from the hours of 10:00 PM and 2:15 AM and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a “Security Officer Registration Certificate” pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.
10. The Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.

11. Outdoor live entertainment and exterior sound amplification is prohibited.
12. Interior sound amplification shall be located only as reflected on an approved floor plan and shall be directed away from the principal entrance or directed toward the interior of the building.
13. Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 5:00 a.m.
14. If outside queueing of patrons on sidewalks occurs, the manager shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands. Should the City determine this to become a problem, then the Applicant shall return to Technical Advisory Committee for resolution. Additional action by the City may be needed to address any potential negative impacts related to noise or disruptive behavior.

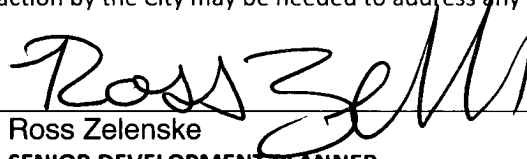
ISSUED THIS 23 DAY OF MAY, 2023.



WITNESS



WITNESS

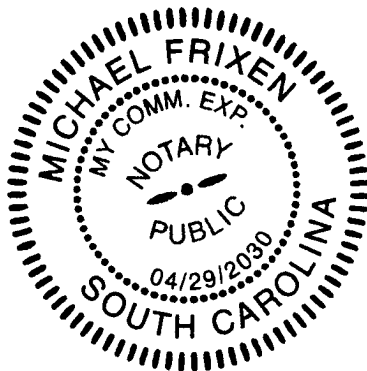


Ross Zelenske
SENIOR DEVELOPMENT PLANNER
CITY OF GREENVILLE
P.O. BOX 2207
GREENVILLE, SC 29602

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF
MAY, 2023 BY ROSS ZELENKE.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/29/30

APPLICANT SIGNATURE PAGE FOR S 23-116
City of Greenville, South Carolina

JACK BROWN'S GVL, LLC

APPLICANT

BY (signature)

Charlie Lothamer

BY (printed)

Regional Manager

TITLE

South Carolina

WITNESS

[Signature]

WITNESS

STATE OF South Carolina

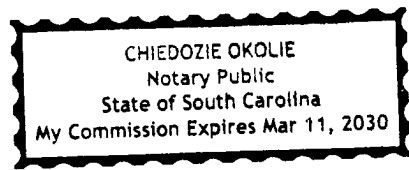
COUNTY OF Greenville

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF June, 2023 BY JACK BROWN'S GVL, LLC THROUGH ITS DULY AUTHORIZED OFFICER.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/11/2030



PROPERTY OWNER SIGNATURE PAGE FOR S 23-116
City of Greenville, South Carolina

DOWNTOWN GREENVILLE INVESTMENTS, LLC

APPLICANT

[Signature]

BY (signature)

Robert Z. Hines

BY (printed)

Member / Authorized Signatory

TITLE

Chairman/Working

WITNESS

[Signature]

WITNESS



ACKNOWLEDGEMENT

STATE OF SC

COUNTY OF Greenville

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF
June, 2023 BY DOWNTOWN GREENVILLE INVESTMENTS, LLC THROUGH ITS DULY AUTHORIZED OFFICER.

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/18/2026



**Planning Staff Report to
Board of Zoning Appeals
April 7, 2023
for the April 13, 2023 Public Hearing**

Docket Number:	S 23-116
Applicant:	Jack Brown's GVL, LLC (Jason Owenby) dba Jack Brown's Beer & Burger Joint
Property Owner:	Downtown Greenville Investment, LLC
Property Location:	19 Augusta Street
Tax Map Number:	008900-01-01800
Acreage:	0.03
Zoning:	C-4, Central Business District PO, Preservation Overlay District
Proposal:	SPECIAL EXCEPTION to establish a 'Restaurant, indoor only' use with operation after midnight

Applicable Sections of the City of Greenville Code of Ordinances:

Sec.19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*

Sec.19-2.3.5, *Special exception permit*

Sec.19-4.1, *Table of uses*

Sec.19-4.3.3 (A), *Use-specific standards, Commercial uses, General*

Sec.19-4.3.3 (C), *Use-specific standards, Commercial uses, Eating Establishments*

Staff Recommendation: Approve with Conditions

Staff concludes that the Application complies with the standards to grant a Special Exception Permit as a **'Restaurant, with indoor seating only'** permitted to operate after midnight. If the Board decides to grant the Permit, Staff suggests the following conditions:

1. The operation of the establishment shall substantially conform to the testimony of the Applicant, Jack Brown's GVL, LLC, the property (TM #008900-01-01800), and the content of the application.
2. The special exception permit shall be limited to the applicant and shall not be transferrable. Copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
3. The Special Exception Permit shall be recorded in the Greenville County Office of the Register of Deeds upon execution by the Administrator.
4. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 2:00 a.m. Food service shall be available during all operating hours, with an exception for last call, which may occur up to one hour before close.
5. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.

6. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances shall be posted in conspicuous locations and shall be enforced by the proprietors.
7. At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
8. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, smoking, encroachment ordinances, adequate patron parking and applicable parking restrictions.
9. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require up to two security guards be hired and that one of the required security guard positions be an off duty sworn law enforcement officer. One of the required security guards would be required to be positioned outside the business on Thursdays, Fridays and Saturdays from the hours of 10:00 PM and 2:15 AM and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.
10. The Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
11. Outdoor live entertainment and exterior sound amplification is prohibited.
12. Interior sound amplification shall be located only as reflected on an approved floor plan and shall be directed away from the principal entrance or directed toward the interior of the building.
13. Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 5:00 a.m.
14. If outside queueing of patrons on sidewalks occurs, the manager shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands. Should the City determine this to become a problem, then the Applicant shall return to Technical Advisory Committee for resolution. Additional action by the City may be needed to address any potential negative impacts related to noise or disruptive behavior.

Staff Analysis:

The Applicant, Jack Brown's GVL, LLC, requests a special exception to establish a 'restaurant, indoor only' use with operation after midnight in downtown Greenville. The Applicant opened in January 2023 and is requesting formal approval to operate past midnight.

Per Sections 19-4.1 (*Table of Uses*) and 19-4.3.3(A), a special exception permit is required for commercial uses that are open to the public between the hours of 12 midnight at 5:00am. The proposed use falls within the '*eating establishments*' commercial use category in Section 19-4.1 and the business intends to operate until 2:00 a.m.

The Applicant has indicated the business will operate up to seven days a week from 11:00 a.m. until 2:00 a.m.

The business features a full-service kitchen and will serve beer. No liquor will be served per the application. Wine was not included on the menu provided. Alcohol sales will account for approximately 35 percent of all revenues, while food and non-alcoholic drink sales will account for the remaining 65

percent of revenues. Food sales will be available during all operating hours, with the exception of last call, which will occur 30 minutes before close according to the application.

The Technical Advisory Committee (TAC) met with the Applicant on March 16, 2023, and recommended approval of the Special Exception Permit with conditions; these recommended conditions are listed at the end of this report.

No special exception permits or conditional use permits have previously applied to the property.

A Special Exception Permit shall be approved only upon finding that the Applicant demonstrates **all** the following are met:

1. The Use Is Consistent with the Comprehensive Plan(s):

The GVL2040 Comprehensive Plan identifies the subject property in the 'Corridor Mixed-Use' classification as part of the future land use map.

The 'Corridor Mixed-Use' classification is intended to accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

The property is also within the boundary of the West End Small Area Plan which was completed and adopted by City Council in November 2021. The property is a part of the 'Augusta Precinct' in the plan. The Augusta Precinct is encouraged to promote walkability, neighborhood serving uses, and art, while also encouraging human-scaled development, preserving existing building character, and adding more open space. The plan specifically locates the property in Block WE-57. Appropriate land uses in the block specifically include restaurant.

The proposed 'restaurant' use is a commercial use located in a building that fronts the street. The use also aligns with the vision for the West End area.

Staff finds that the proposed use is consistent with the GVL 2040 Comprehensive Plan.

2. The Use Will Comply with the Use Specific Standards:

Use-specific standards for commercial uses open after midnight and for eating establishments are located in Section 19-4.3.3 and are listed below:

19-4.3.3. Commercial uses.

(A) General.

...

(2) Commercial uses located within the OD, C-1, C-2, C-3, C-4, S-1, RDV, and PD districts open to the public between the hours of 12 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and, at a minimum, are subject to the following standards:

(a) The standards for granting a special exception permit.

(b) On-site traffic shall be directed away from abutting residential uses or residential districts between the hours of 12:00 midnight and 5:00 a.m.

(c) Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.

(d) Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances shall be posted in conspicuous locations and shall be enforced by the proprietors.

S 23-116
19 Augusta Street

(e) Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan and/or floor plan; all amplified sound shall be directed inward toward the facility and away from any adjoining use or public property. No exterior amplified sound shall be permitted between the hours of 10:00 p.m. and 11:00 a.m. Interior sound amplification shall be located only as reflected on an approved floor plan and shall be directed away from the principal entrance or directed toward the interior of the building.

(f) Drive-through facilities shall be closed between the hours of 12:00 midnight and 5:00 a.m.

(g) Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 5:00 a.m.

(h) The required permit, either special exception permit or conditional use permit, shall be limited to the applicant and shall not be transferrable. Copy of the special exception permit or the conditional use permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

...

(C) Eating establishments.

(1) General.

(a) Eating establishments that encroach onto public property shall comply with the city's outdoor displays and cafes ordinance (see chapter 8, article VIII, of this Code).

(b) Eating establishments on private property shall comply with the following standards:

1. The eating establishment shall not obstruct the movement of pedestrians along adjoining sidewalks, or through other areas intended for public usage, ingress, or egress.
2. Outdoor live entertainment shall not be allowed, unless separate approval is obtained for an outdoor entertainment use.
3. In approving eating establishments, the decision-making body may impose conditions relating to the location, configuration, and operational aspects (including hours of operation, noise, and lighting) to ensure that eating establishments will be compatible with surrounding uses and will be maintained in an attractive manner.

The Applicant has stated their intent to comply with the use-specific criteria within their application.

Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues about noise, security, and the need for training of management and staff. The Applicant confirmed the use would be a restaurant and not a night club. No live entertainment is proposed.

Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval. Staff also recommends the incorporation of the applicable use specific standards as conditions of approval.

Staff finds, with appropriate conditions, the use complies with the specific use standards of the Land Management Ordinance.

3. The Use Is Compatible with the Character of Surrounding Lands:

Adjacent property is used (and zoned) as follows:

East:	Restaurant and retail (C-4, Central business district)
North:	Office and retail (C-4)
West:	Restaurant (C-4)
South:	Restaurant (C-4)

The property is located in the West End commercial historic district and is zoned C-4, Central Business District. The subject property is a one-story, downtown row building. The subject property has been previously occupied by restaurants Green Lettuce and LaFor.

Surrounding properties are also zoned C-4 and are used for non-residential purposes, including retail, restaurants, and offices. The closest residential uses to the property appear to be Link Apartments West End at 25 River Street and a duplex at 14 University Street.

The Applicant has stated the business will close at 2:00 a.m. Similar uses in the area, such as The Velo Fellow also close at 2:00 a.m. The overnight business hours are not anticipated to create a conflict with other neighboring businesses and the limited residential uses nearby.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

4. The Design Does Not Have Substantial Adverse Impact:

The proposed use is located within an existing commercial building. No changes are proposed to the exterior of the building or to the site. No visual impacts are anticipated from the use.

Parking for the use is expected to come from the surface lot behind the development as well as on-street parking and public parking garages within a five-minute walk.

Loading/unloading as well as trash collection for the use appears to occur in the surfacing parking lot to the south of the building. An on-street loading and unloading zone is also available on Augusta Street in front of The Warehouse theatre. No adverse impacts are anticipated regarding delivery, parking, loading, and odors.

The application states that no live music will be performed at the restaurant. Only background music will be played through the existing speaker system. No substantial adverse noise and vibration impacts are anticipated nor is the use anticipated to create a public nuisance.

To minimize detrimental impacts on adjacent land uses, staff recommends that approval of the Special Exception Permit be conditioned upon the findings and recommendations of TAC, listed at the end of this report and within the Staff Recommendation.

Staff finds, with appropriate conditions, the use and its design will not have substantial adverse impacts.

TAC Findings and Recommendation

FINDINGS OF THE COMMITTEE:

1. The application, including the Application for Special Exception, Zoning Compliance Application, and all other documents submitted supplemental to those applications and received as part of the Board of Zoning Appeals files for this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the intent to operate as a restaurant with hours of operation of Saturday-Sunday from 11:00 a.m. to 2:00 a.m.
3. The Applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
4. The Applicant indicates that no dedicated security staff have been retained for the business. The Applicant indicates that the manager will be responsible for security and maximum occupancy compliance.

5. The Applicant, based on the proposed life safety plan, indicates that maximum occupancy on the overall tenant premises will remain 42 occupants. The current occupancy of the space is approved at 42 occupants.
6. The Applicant indicates that no live music or entertainment will occur on site.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends that the Board of Zoning Appeals **approve** the application for a Special Exception Use Permit.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations a condition or conditions of the permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in Section 19-4.3.3(C) of the Land Management Ordinance:
 - a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
 - b. This Committee recommends that the currently approved maximum occupancy count of 42 remain unchanged.
 - c. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, adequate patron parking and applicable neighborhood parking restrictions.
 - d. This Committee recommends that at all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception use permit, this Code, and the applicable S.C. Code of Laws and Regulations.
 - e. This Committee recommends that the Applicant and all its managers and employees responsible to serve any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 90 days of the date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hire.
 - f. This Committee does not recommend a requirement for trained security guards at this time, however if more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require up to two security guards be hired and that one of the required security guard positions be an off duty sworn law enforcement officer. One of the required security guards would be required to be positioned outside the business from the hours of 10:00 PM and 2:15 AM

and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a “Security Officer Registration Certificate” pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.

- g. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.

Staff Comments and Conditions

City Engineer Comments

Comments:

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions

Civil Engineer Comments

Comments:

No comments.

Environmental Engineer Comments

Comments:

No comments.

Traffic Engineer Comments

Comments:

No comments.



APPLICATION FOR SPECIAL EXCEPTION

Contact Planning & Development (864) 467-4476 or 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 AGENT¹

Name	Title / Organization
Phone	Email

(¹Optional Field- includes project architects, engineers, attorneys, representatives, etc.)

PROPERTY INFORMATION

STREET ADDRESS: 19 Augusta Street, Greenville, SC 29601

TAX PARCEL #: 008900-01-01800 ACREAGE: 0.03 ZONING DESIGNATION: C-4

*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

REQUEST

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

PROPOSED LAND USE: Restaurant with outdoor patio

DESCRIPTION OF PROPOSED USE:

Property will be used as a restaurant, dba Jack Brown's Beer & Burger Joint, which specializes in the sale of burgers, fries, non-alcoholic and alcoholic beverages. Planned hours of operations are 11am - 2am, 7 days per week. Alcoholic beverages include beer, wine and spirits. Proposed serving area to include both interior lobby area of premises as well as adjacent outdoor patio.

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 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.
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.
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.**

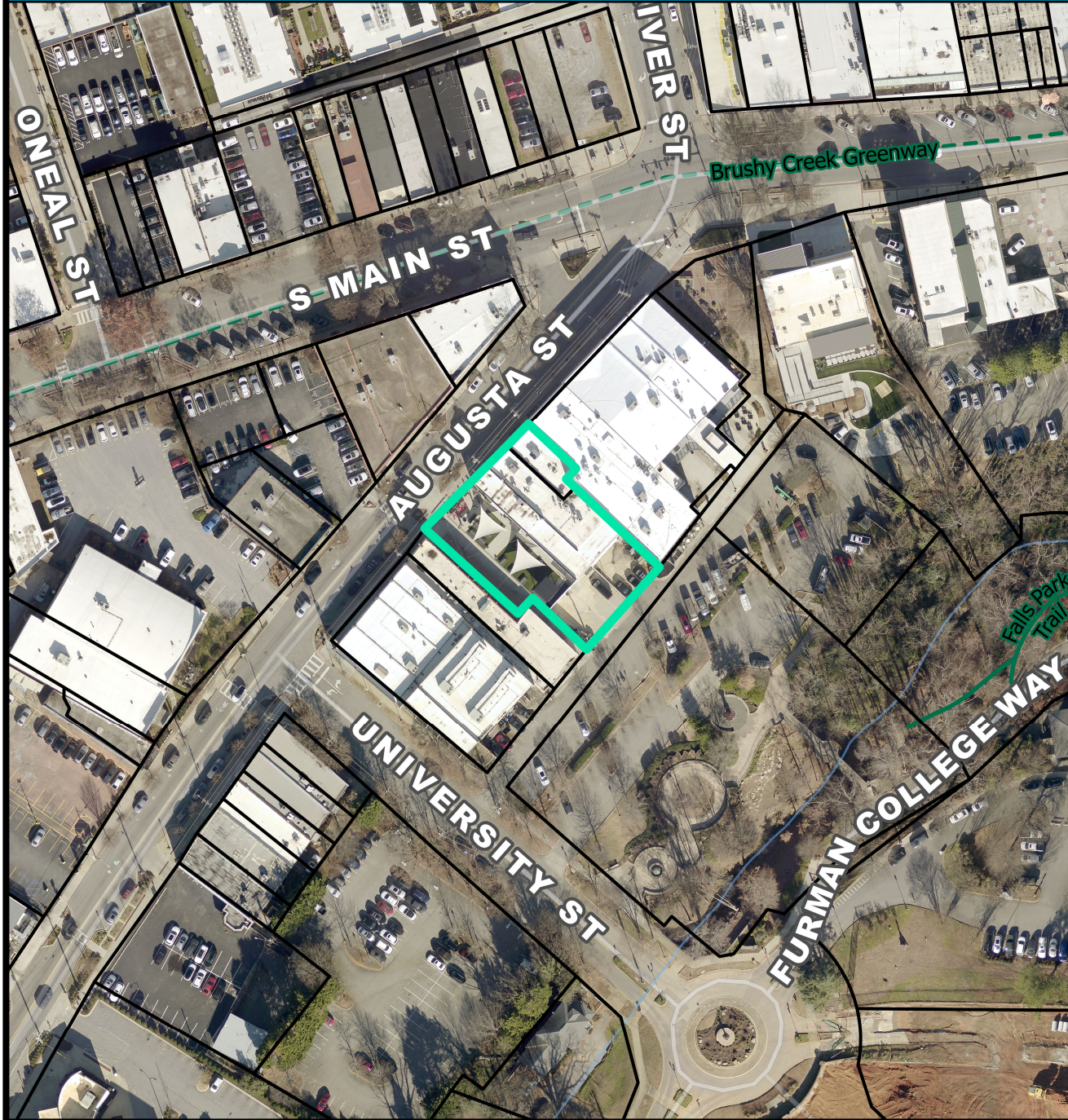
3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

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.

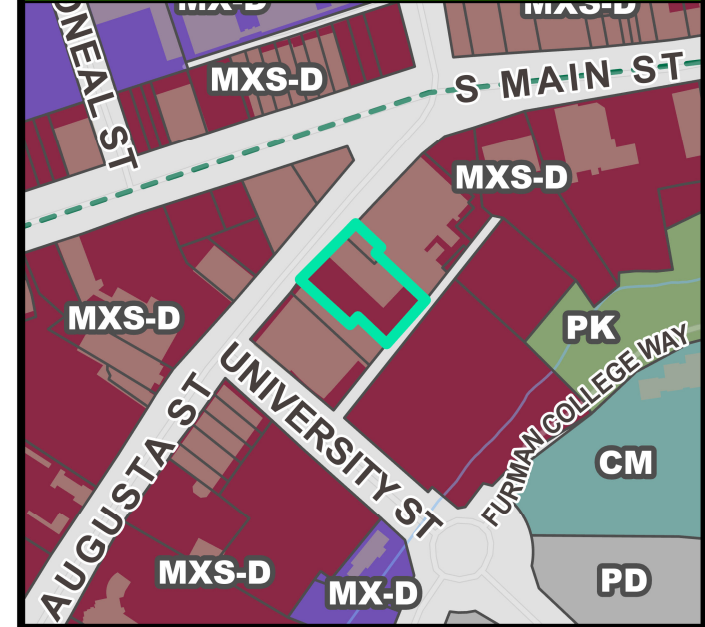
Section 6.2.15(B) Application Requirements
Application Timeline



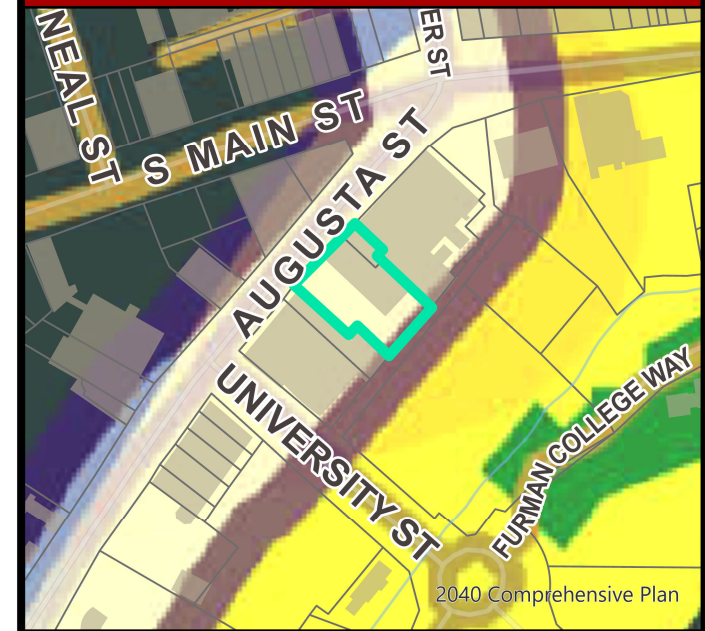
AERIAL VIEW



CURRENT ZONING



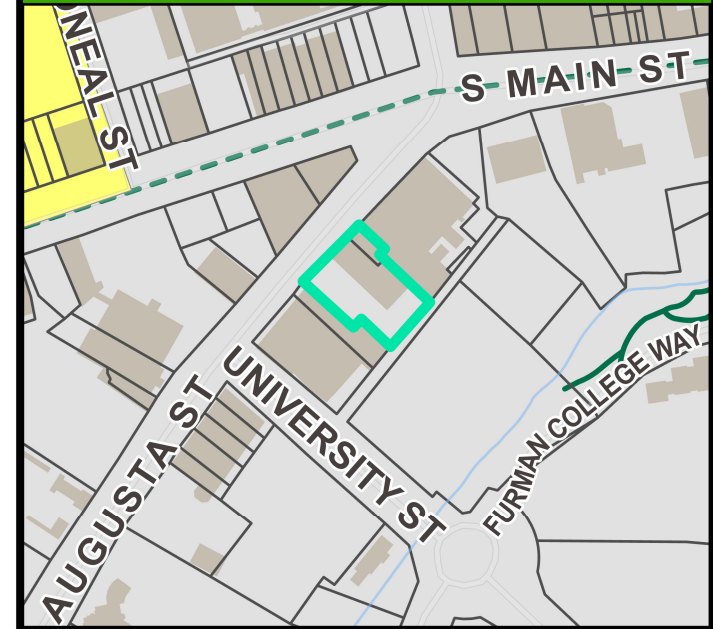
FUTURE LAND USE



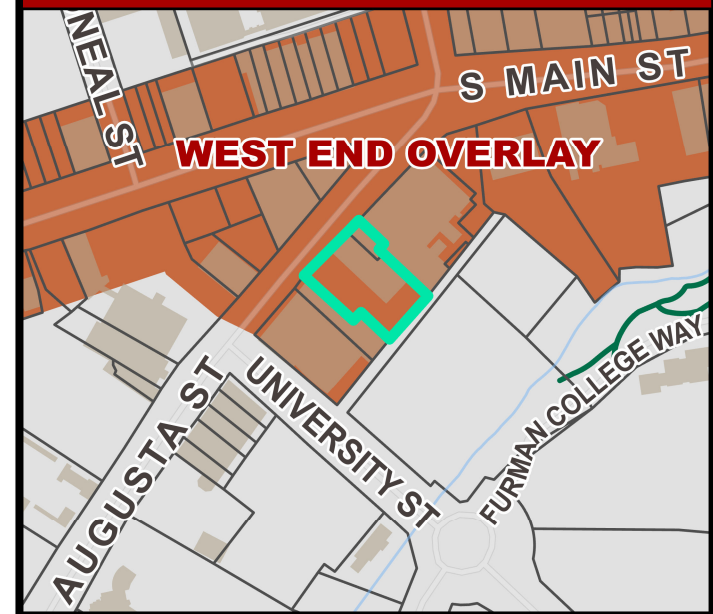
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





APPLICATION FOR TECHNICAL ADVISORY COMMITTEE REVIEW

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

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: 19 Augusta Street, Greenville, SC 29601

*TAX MAP #(S): 008900-01-01800

*CURRENT ZONING DESIGNATION: C-4

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

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

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

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.

The patio is an accessory expansion of our existing permitted restaurant and alcohol use and does not change the principal use of the property. It is consistent with the commercial character of the area and similar establishments nearby. The patio has operated for approximately two years without complaints, demonstrating compatibility with surrounding properties and no negative impact on property values.

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.

The patio improved a previously underutilized area and includes controlled lighting. There are no changes to access, deliveries, or parking demand. Operations do not generate impacts beyond a typical restaurant use. The patio has operated for two years without complaints.

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.

**Jack Brown's GVL, LLV
Dba 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.

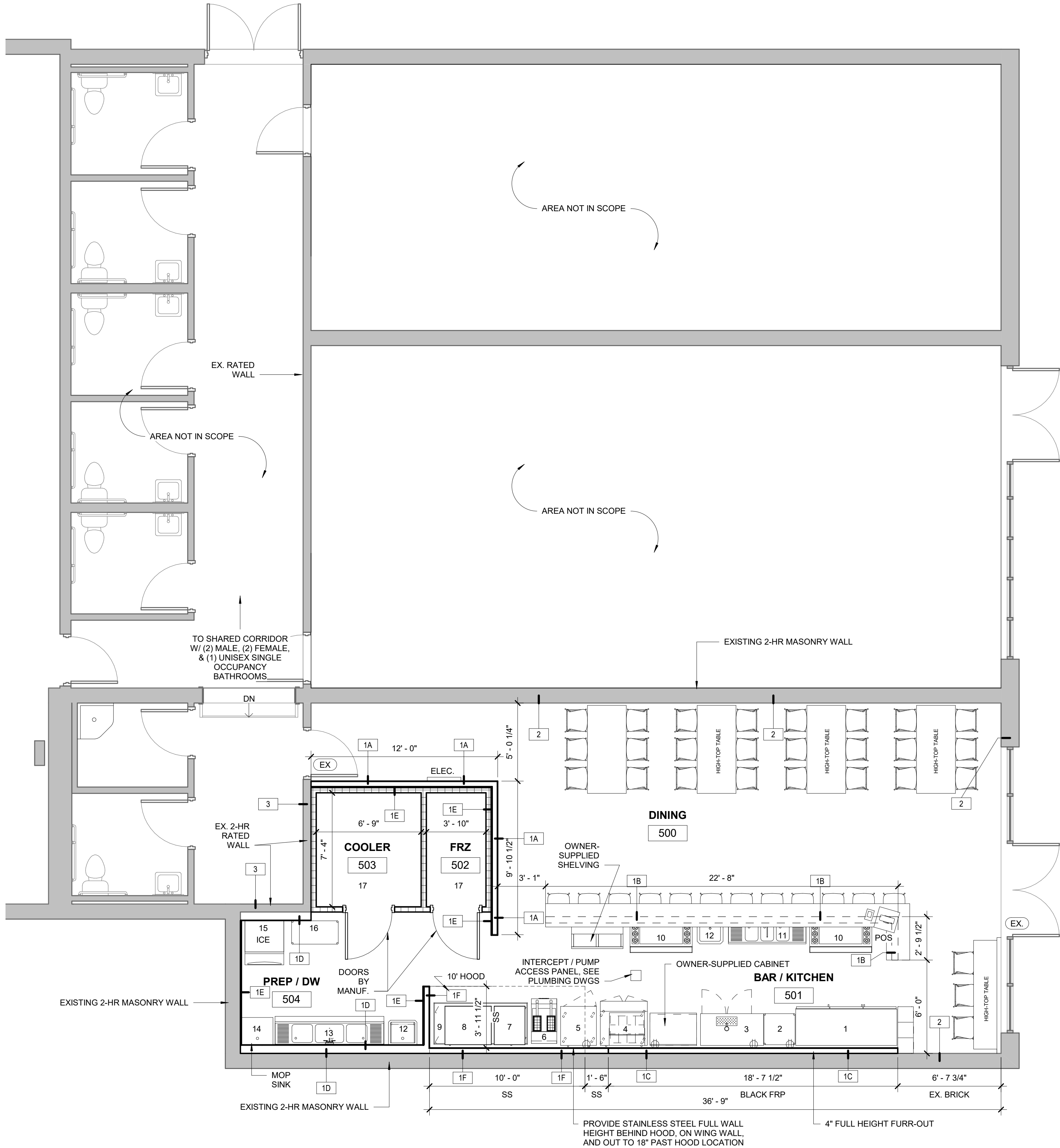
We project the Jack Brown's in Greenville, SC to achieve \$1.8MM in total revenues with 65% of this revenue being derived from the sale of burgers, fries, and non-alcoholic beverages. We will achieve this by providing a burger of top-notch quality, in a fun and energetic environment. We believe our sale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

GO.01



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1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



	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 UNDERCOUNTER 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
1/4" = 1'-0"

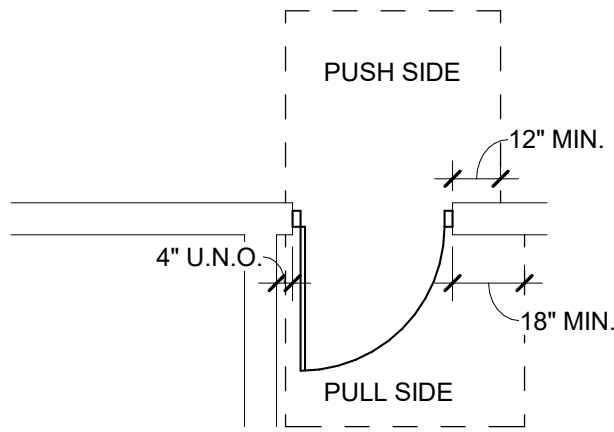
WALL TYPE LEGEND

- 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

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

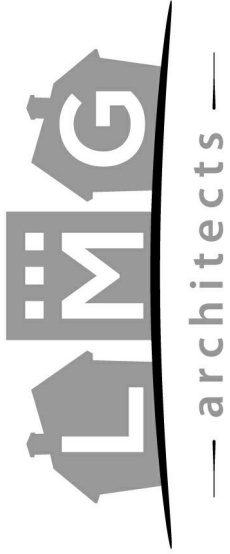
4 WALL TYPE LEGEND
1/4" = 1'-0"



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

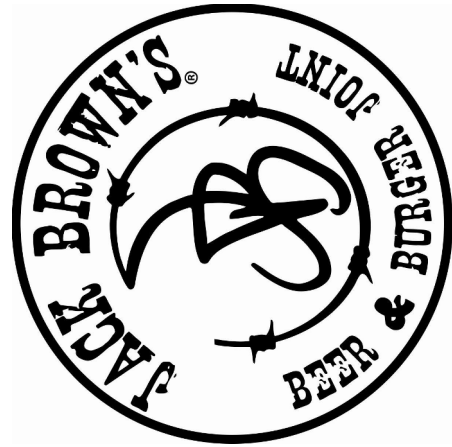
3 TYP. DOOR CLEARANCE DETAIL
1/4" = 1'-0"

LMG Architects, LLC



TENANT UPFIT FOR
JACK BROWN'S
BURGER & BEER JOINT

19 AUGUSTA STREET
GREENVILLE, SC 29601



DRAWING HISTORY:
DATE 04.01.2022 NO. A DESCRIPTION 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_{BD+C}

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 Occupancy 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_{BD+C}



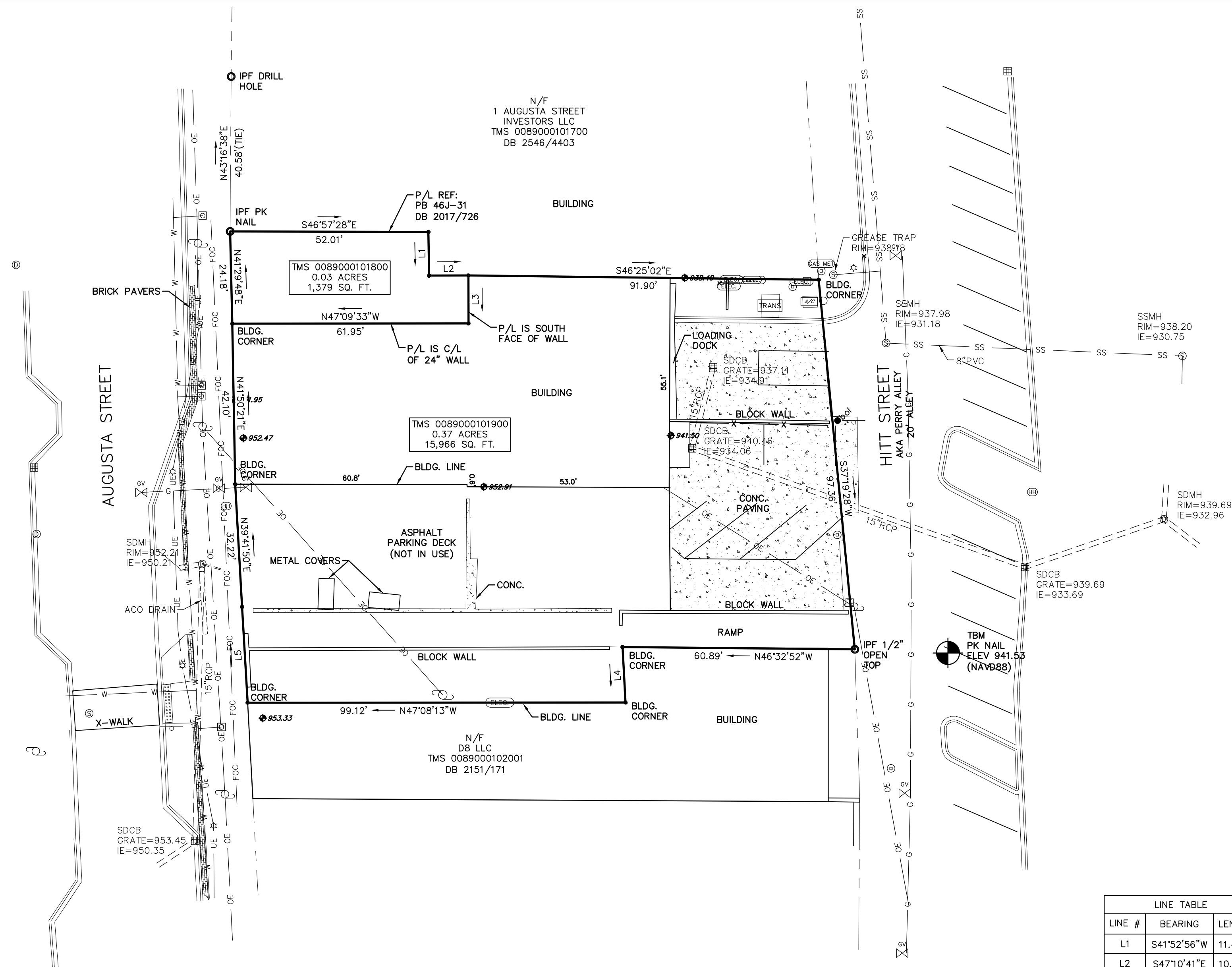
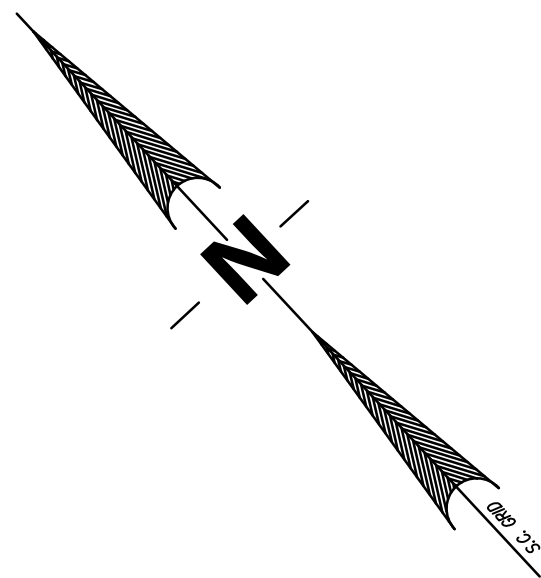
CC: Tara Stouder – Jack Brown's
Ross Zelenske – City of Greenville
File: 2022-07-11_JackBrownsBurgerJoint_Memo_COG.doc

LEGEND:

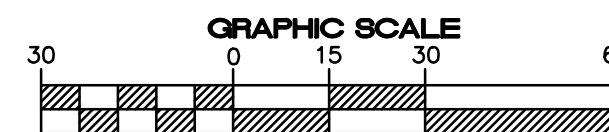
☆	LIGHT POLE
PP	POWER POLE
⊗	WATER VALVE
WM	WATER METER
SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
GV	GAS VALVE
TP	TELEPHONE PEDESTAL
⊗	FIRE HYDRANT
IPS	IRON PIN SET (5/8" REBAR)
IPF	IRON PIN FOUND
— OE —	OVERHEAD ELECTRIC LINE
— X —	CHAINLINK FENCE
— UE —	UNDERGROUND ELECTRIC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

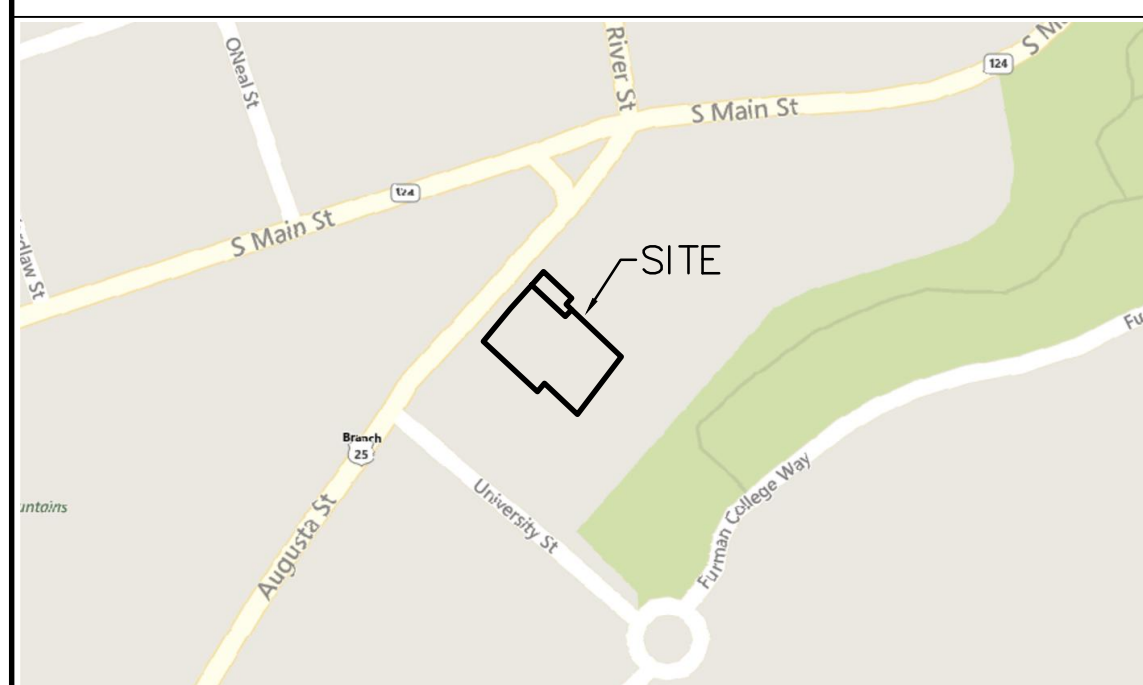


LINE TABLE		
LINE #	BEARING	LENGTH
L1	S41°52'56\"W	11.43'
L2	S47°10'41\"E	10.29'
L3	S42°42'58\"W	12.57'
L4	S39°48'02\"W	14.57'
L5	N39°34'50\"E	25.16'

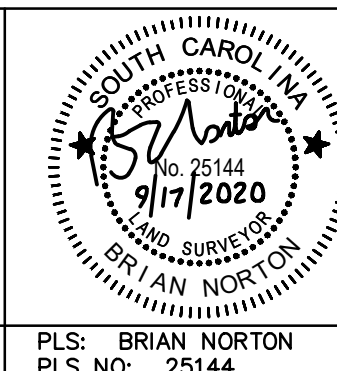
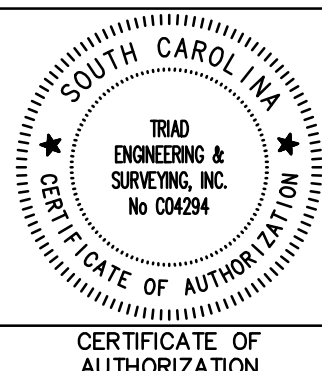


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN;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

© 2020



LOCATION MAP



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

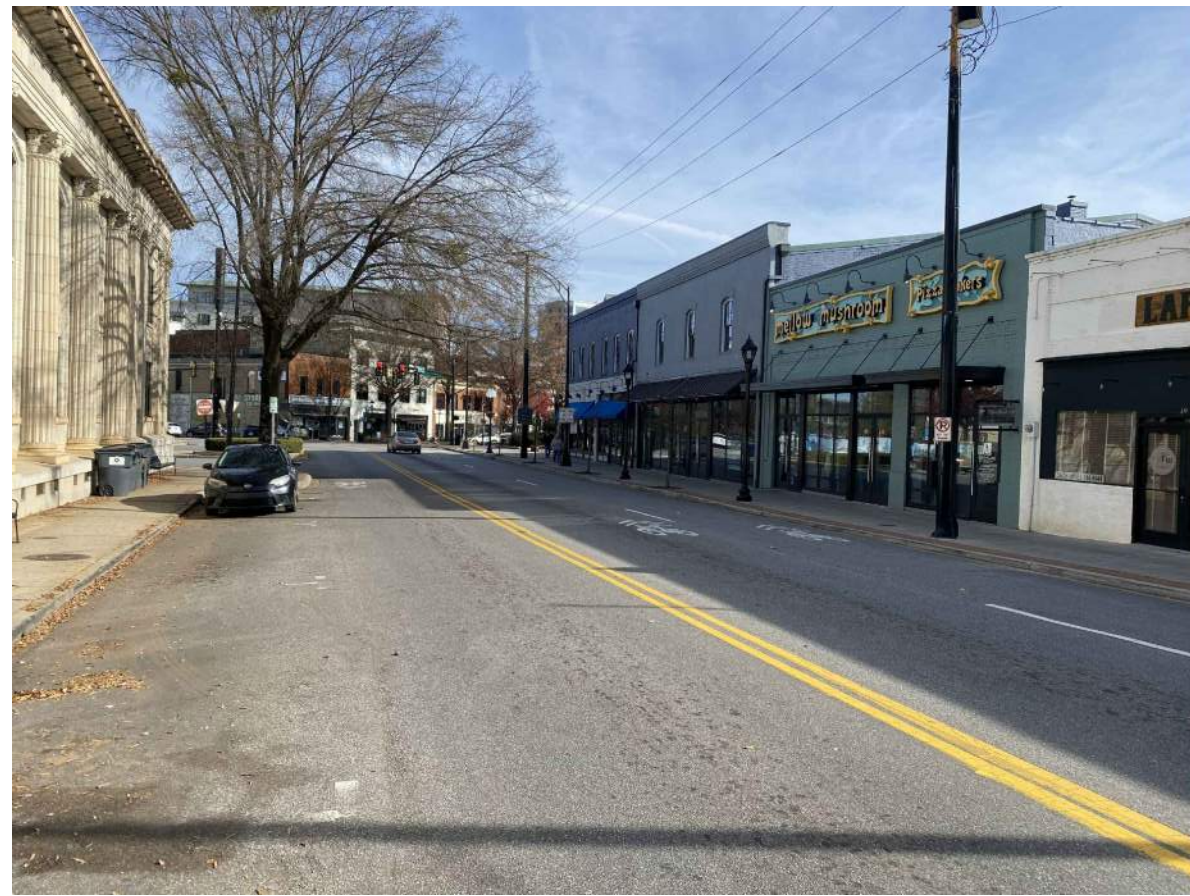
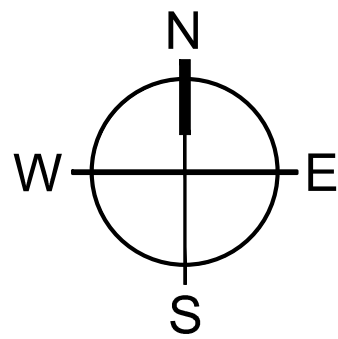
SURVEY FOR
KVP DEVELOPMENT
DOWNTOWN GREENVILLE
INVESTMENT, LLC
21 AUGUSTA STREET
CITY OF GREENVILLE
GREENVILLE COUNTY, SOUTH CAROLINA

PROJECT INFORMATION:

TAX PARCEL NO.
0089000101800 &
0089000101900
GROSS ACREAGE
0.40

SITE INFORMATION:





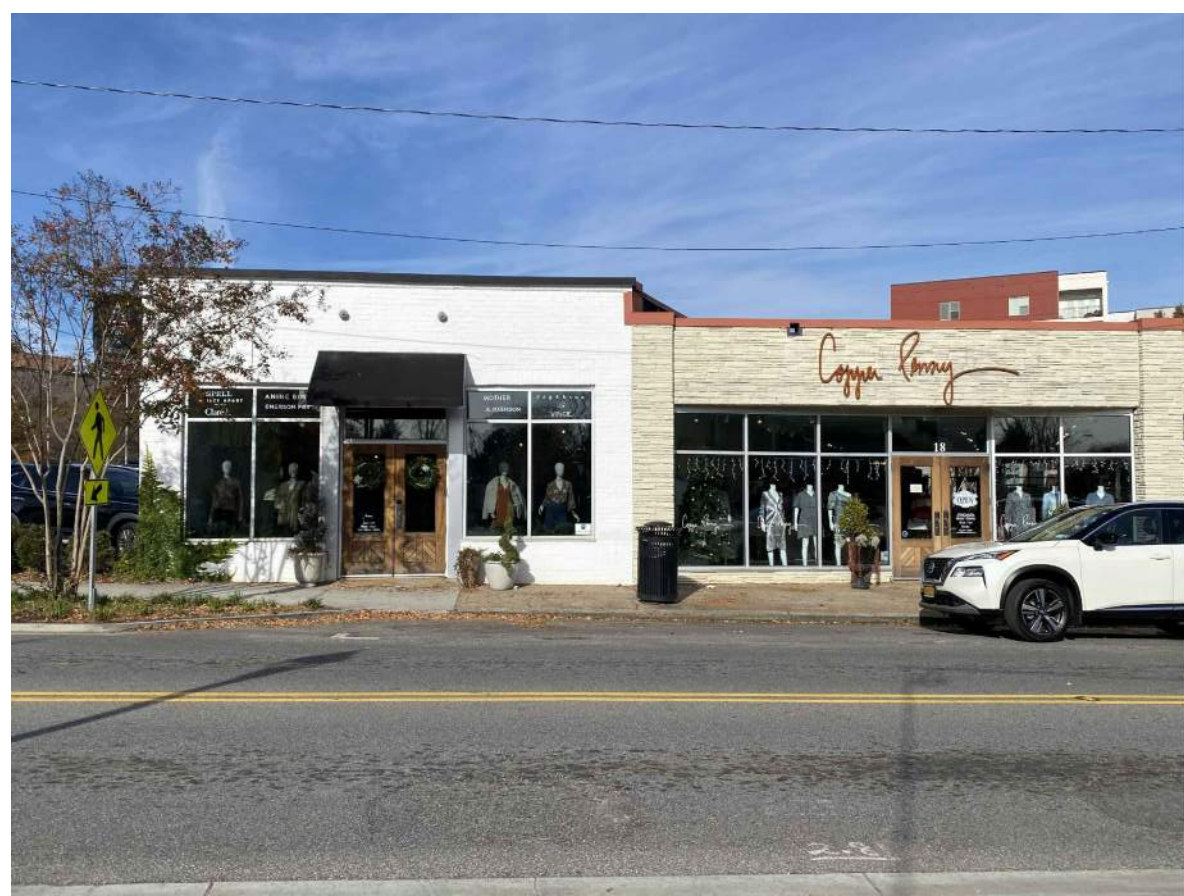
LEFT OF SUBJECT SITE



SUBJECT SITE



RIGHT OF SUBJECT SITE



ACROSS AUGUSTA STREET FROM SUBJECT



ACROSS AUGUSTA STREET FROM SUBJECT



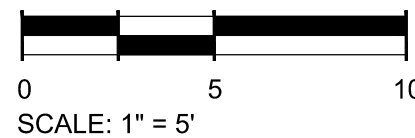
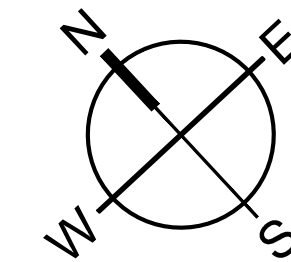
COCOBELLA (LEFT OF SITE)



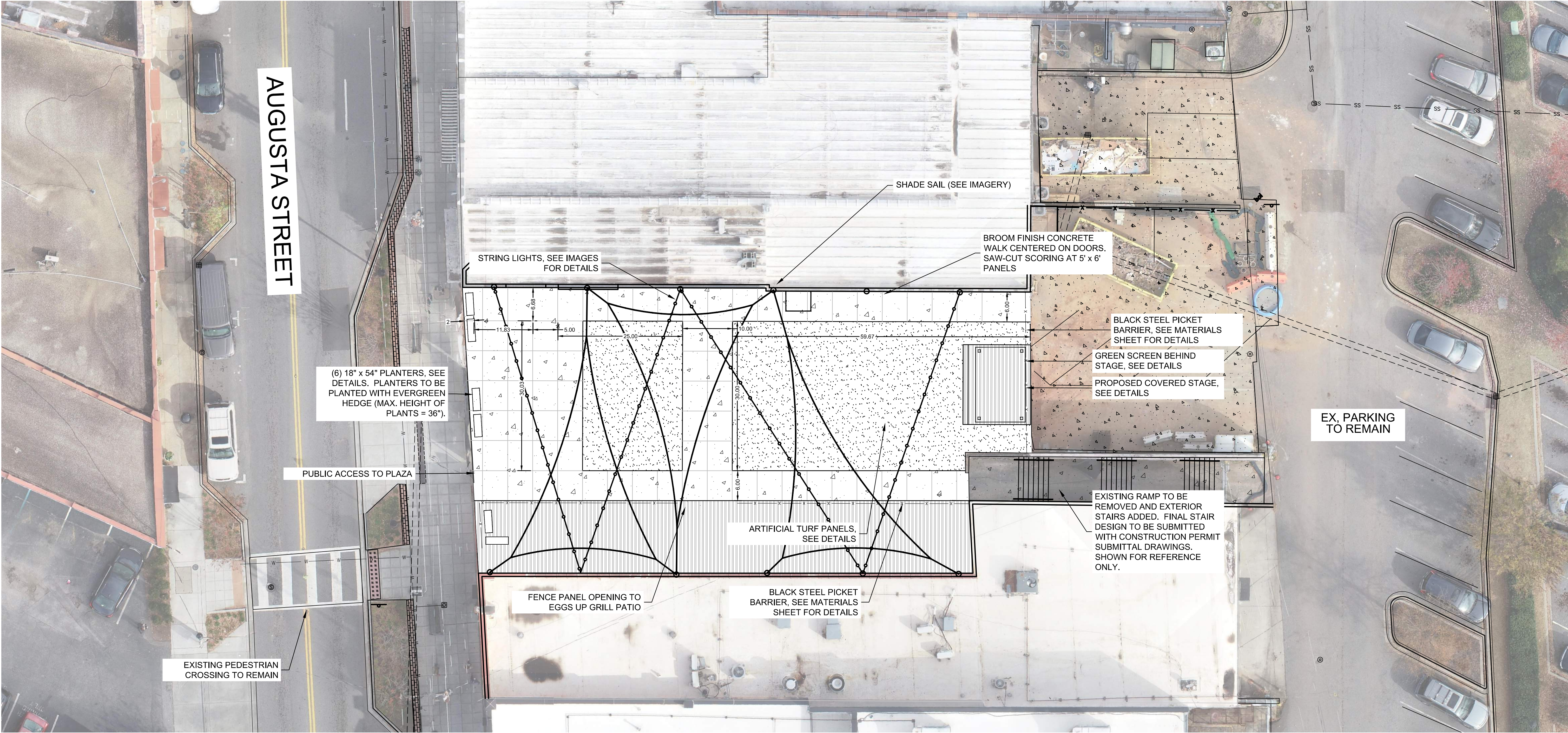
CURRENT SITE CONDITIONS



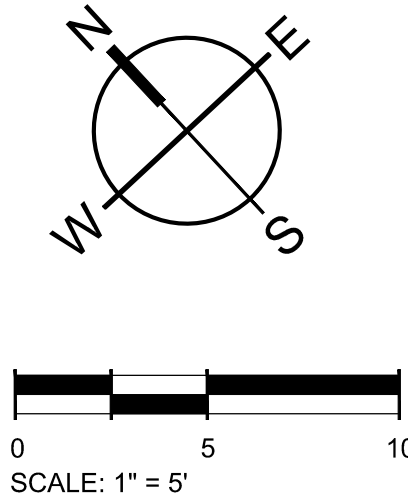
CURRENT SITE CONDITIONS



NO.	DESCRIPTION



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



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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RECREATIONAL PRODUCTS

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.

To Order: sales@silbrands.com • 1.800.327.8774 • srpshelter.com

MONOSLOPE STAGE COVERING



STRING LIGHTS OVER PLAZA



MONOSLOPE STAGE COVERING



UNDERSIDE OF STAGE COVERING



Ultimate Blend
Lawn & Landscape Pet turf

ARTIFICIAL TURF (ULTIMATE BLEND BY HERITAGE TURF OR EQUAL)



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	RIVERSUM 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
--------------	-----------	-----------	-------------	-----------

Shade systems

the coolest solutions under the sun[™]

Shade Systems, Inc.
4150 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
web: www.shadesystemsinc.com

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/>

SW
SEAMON WHITESIDE
& ASSOCIATES, INC.

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

C5.0

2021/06/17/18/2022 4:19 PM, BY Seamon Whiteside & Associates, Inc. (V03467) (LW) (V038) Sheets/54 Conditions/04



VIEW FROM AUGUSTA STREET



BIRD'S EYE VIEW



VIEW FROM AUGUSTA STREET



VIEW FROM AUGUSTA STREET

NO.	DESCRIPTION	DATE



21 AUGUSTA PLAZA

CITY OF GREENVILLE, SOUTH CAROLINA

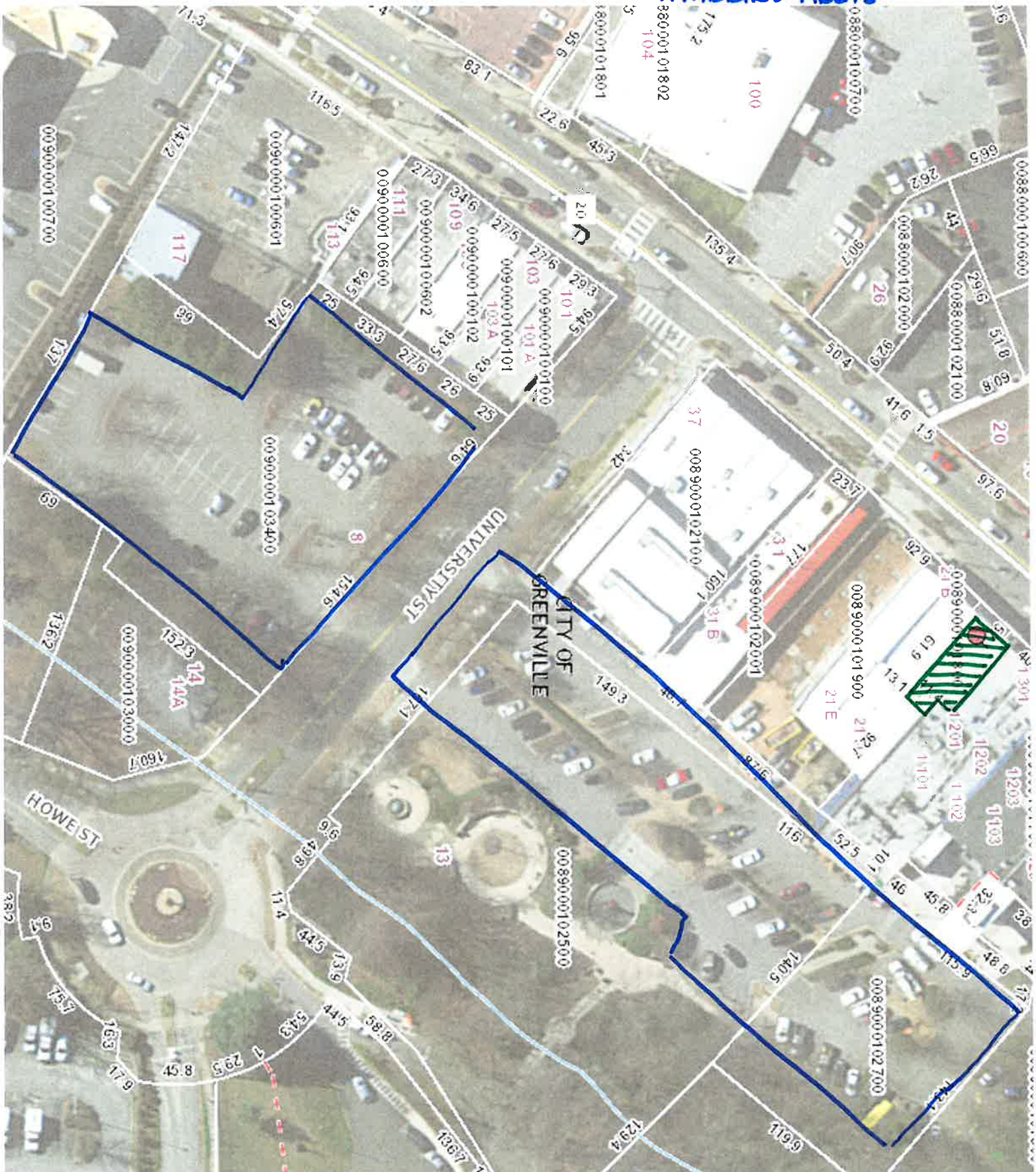
SW+ PROJECT: GR3467
DATE: 12/06/21
DRAWN BY: WDM/MC
CHECKED BY: CW

REVISION HISTORY

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. CONZO* \$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.



SOUTH CAROLINA DEPARTMENT OF REVENUE

ABL-567

(Rev.
28-Sep-2023)

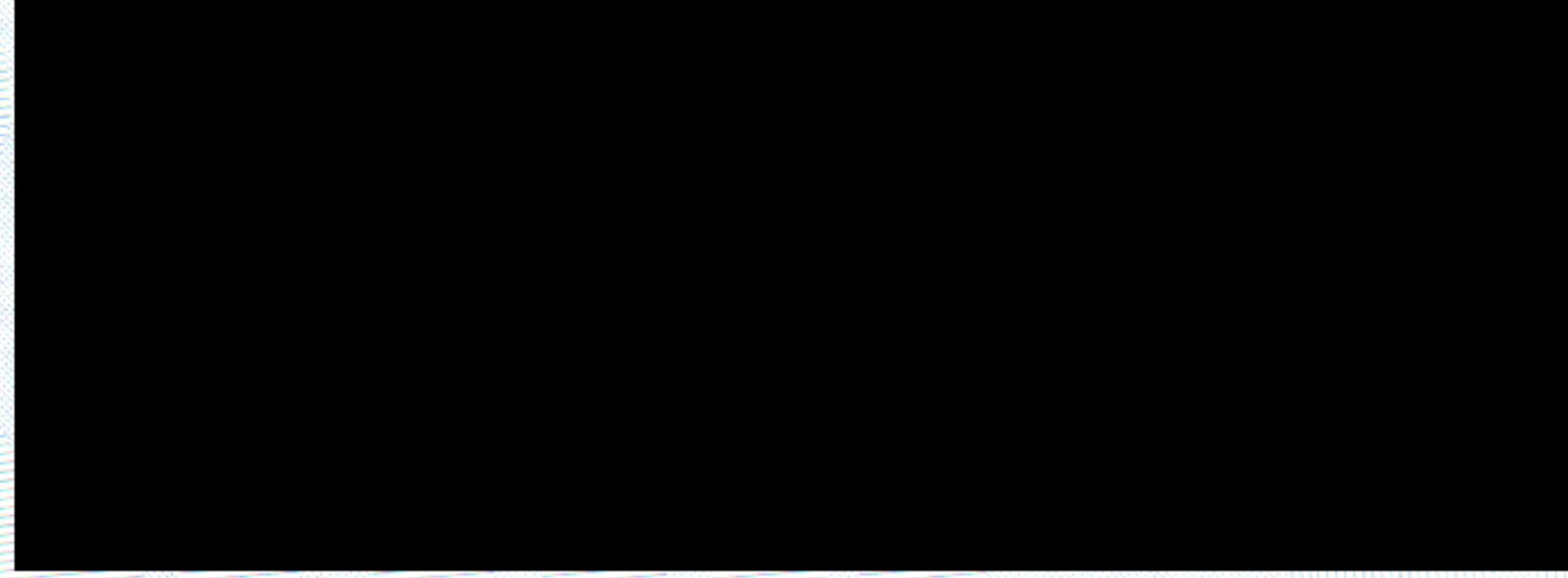
4282

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

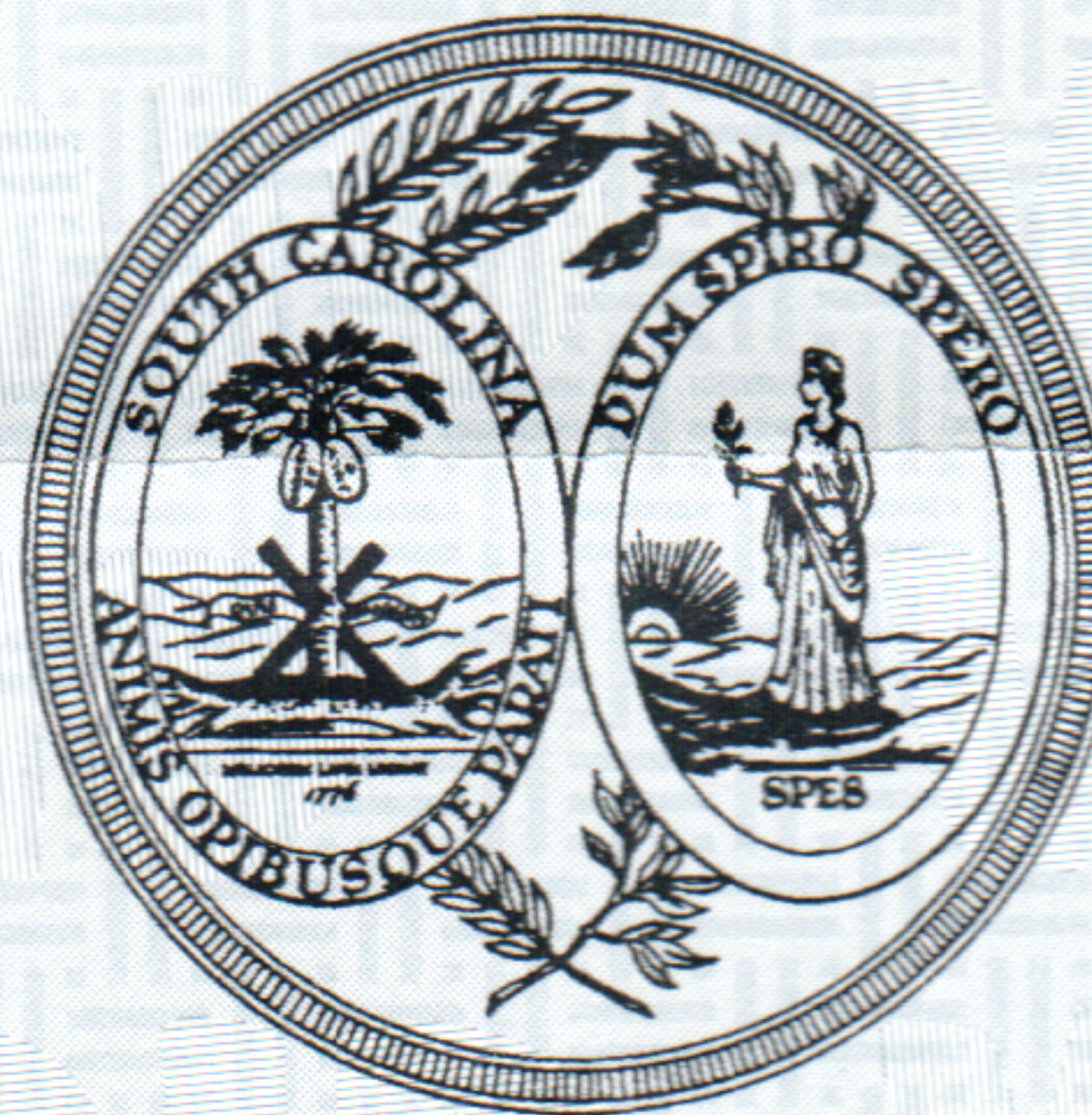
THIS LICENSE IS NOT TRANSFERABLE

***** 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:000225.D010IN:0A#:Y0113704081J:0000046619*



SOUTH CAROLINA DEPARTMENT OF REVENUE

ABL-567

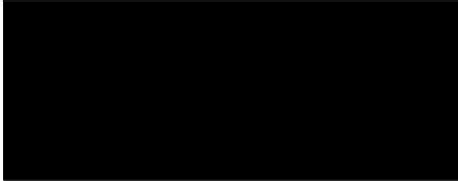
(Rev.
03-Jul-2024)
4282

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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JP:18E: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

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

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JP19E:000145 0201N: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

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



**Planning Staff Report to
Board of Zoning Appeals
May 11, 2026
for the May 14, 2026 Public Hearing**

Docket Number:	S 25-380M
Applicant:	King's Classical School (Michael Short)
Property Owner:	PGA Properties LLC, Kings Classical School
Property Location:	3030 Augusta Street and 109 Old Augusta Road
Tax Map Numbers:	021100-01-00500, 021100-01-00501
Acreage:	2.8
Zoning:	MX-2, Mixed Use 2 District and RH-C, Residential House C District
Proposal:	SPECIAL EXCEPTION to modify and expand a 'School' use

Applicable Sections of the City of Greenville Code of Ordinances:

<i>Sec. 19-6.2.15.A.</i>	<i>Quasi-Judicial Review/Applicability</i>
<i>Sec. 19-6.2.15.D.2.</i>	<i>Special Exception Permit</i>

Staff Recommendation: Approve with conditions

Staff concludes that the Application complies with the standards to grant a Special Exception Permit for a 'School' use. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. Operation of the facility shall be limited to a 'school' use, as defined by this Code, serving grades K5 through 5th and shall substantially conform to the statements of the applicant and the content of the application. Modification of the facility's operation shall require the applicant to seek a modification of the special exception permit.
2. The modular school building shall be permitted for two years, however up to three, one-year extensions may be permitted by staff pending sufficient justification and administrative review. The modular school building must be removed once permanent classroom space is occupiable or no additional extensions can be granted.
3. The Applicant's temporary use permit for operation at Augusta Heights Baptist Church shall cease once the proposed modular building is occupiable.
4. A Type A transition screen designed in compliance with Division 19-4.8. of the Greenville Development Code shall be provided along the property line with 111 Old Augusta Road (TM# 021100-01-00600).
5. The final site layout shall include enough parking spaces to comply with the recorded parking agreement with Augusta Heights Baptist Church.
6. The Applicant shall address the comments and conditions from the city's Traffic Engineering Division. All requirements from the city's Engineering Services Department and SCDOT must be addressed prior to modifying the operation.
7. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Staff Analysis:

The Applicant, King's Classical School, requests special exception approval to modify and expand a 'School' use at 3030 Augusta Street near the Pleasant Valley neighborhood.

King's Classical School is a private school with a curriculum that combines biblical teaching with the classical education model. According to the Applicant, the school currently serves grades K5 (kindergarten, age 5) through 2nd grade and plans to add a K6 (kindergarten, age 6) and a 3rd grade for the upcoming school year. The school's vision is to continue adding at least one grade level each year and to have multiple classes per grade level. Current enrollment is around 53 students and is expected to expand approximately to 80 students and employ 18 staff in the future. Hours of operation will continue to be Monday through Friday 8:30 a.m. to 2:30 p.m.

The school's campus features a former church sanctuary building, a gymnasium building, garden, and playground. The campus was recently subdivided from the Augusta Heights Baptist Church. Although the campus has been formally separated, the Applicant is currently leasing classroom space from Augusta Heights Baptist Church as conversion of the former sanctuary building into classroom space has been delayed. The Applicant seeks to relocate all or some classes from the Augusta Heights Baptist Church facility into a modular classroom building that would be installed on the subject property. The modular classroom building would feature up to six classrooms and be located over top of the existing parking lot. The modular building would be used until permanent classroom space is created as originally intended. The Applicant indicates that fundraising and design work has already begun and hopes to only need the modular building for two to three years. In addition to the requested modular building, the Applicant has purchased the property at 109 Old Augusta Street and intends to use the former residence as administrative office space for the school. Minimal changes are planned to the new administrative office space.

The current special exception permit does not account for these changes, therefore Planning staff have determined that a modification to the special exception permit is necessary. A copy of the special exception permit, S 25-380, approved by the Board of Zoning Appeals in June 2025 and the accompanying staff report will be included in this staff report package for reference.

The subject property is split zoned between MX-2, Mixed Use 2 District and RH-C, Residential House C District.

MX- districts are described as moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

RH- districts are described as a walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes and accessory units, supporting and within walking distance of neighborhood serving retail, food and service uses.

Although the use of 'school' is permitted by right in MX-2 District, the use is only permitted by special exception in the RH-C District.

Previously, a special exception permit, S 04-13, for Samaritan House of Greenville, a food pantry, was approved by the Board of Zoning Appeals in 2004 for the now demolished building at 105 Old Augusta Road.

Attendance at the monthly Project Preview Meeting was required as part of this application and was held in person at the Prisma Health Welcome Center at Unity Park on March 24, 2026. A summary of the meeting was provided by the Applicant as part of the application materials.

A Special Exception Permit shall be approved only upon finding that the Applicant demonstrates **all** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The GVL2040 Comprehensive Plan identifies the subject property in the 'Corridor Mixed-Use' classification as part of the future land use map but is functionally located in a transition between the 'Corridor Mixed-Use' and 'Sub-urban Residential' classifications. The property is also located within the 'Areas Suitable for Missing Middle Housing' classification.

Corridors are the major streets that connect nodes to each other, to Greenville's traditional neighborhoods, and to established nodes such as downtown Greenville. They are designed to safely support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

Land in the *Sub-urban Residential* classification is largely comprised of single-family homes with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes.

Areas Suitable for Missing Middle Housing are suitable for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County. The identified areas are 5 minute / ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/ institutional facilities.

The school use aligns with the complementary uses listed in the *Sub-urban Residential* classification and is compatible with the various commercial uses in the *Corridor Mixed-Use*.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

The Greenville Development Code does not have use specific standards for a 'school' use.

The proposed school and site modifications would need to comply with the general development standards. Changes from the proposed layout will be required during administrative plan review, but the changes necessary are not expected to substantially impact the request (see the Comments and Conditions section at the end of this report).

Staff finds the use complies with the use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

The zoning districts and land uses of adjacent property is as follows:

East:	General food and beverage (MX-2, Mixed Use 2)
North:	Religious assembly (RH-C, House C and MX-2)
West:	Single unit living (RH-C)
South:	Single unit living and multi-unit living (RH-C and MX-2)

The property is located near Pleasant Valley and is split zoned MX-2 and RH-C. The subject property features multiple one- and two-story buildings. A T-Mobile concealed cell tower is located within the former sanctuary building, but accordingly the Applicant will be removed this year to make way for renovation.

Surrounding properties are zoned RH-C and MX-2, offering a variety of uses including but not limited to retail, restaurants, and offices. Residential uses near the school are located to the sides and rear, including single family residences off Old Augusta Road and the Augusta Heights Apartments.

Two public schools, Blythe Academy of Languages and Hughes Academy of Science and Technology as well as a private school, The Chandler School, are located in the vicinity of the subject property.

With appropriate conditions, the use is not anticipated to create a conflict with neighboring uses.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The Applicant will occupy a new modular building while design, permitting, and construction are completed to convert the former sanctuary building into permanent classroom space. The modular building will be required to comply with the RH-C design standards. The Applicant has also purchased a residence at 109 Old Augusta Road that will be converted into office space. Alterations will need to comply with building and zoning change of use standards. Minimal changes are proposed to the site's campus, and no lighting changes were noted. No substantial adverse visual impacts are anticipated from the use.

Off-street parking for the use is and will continue to occur using the existing parking areas on-site. Improvements to the on-site parking lot will occur as the campus develops. Planning staff were informed that a shared parking agreement between the school and church requires at least 70 parking spaces be available for the church during their Sunday service hours. The submitted site plan does not fully meet this requirement; however, the Applicant has informed staff that additional parking can be incorporated into the site plan to maintain this agreement. Site modifications will be required to comply with the city's parking and landscaping requirements. The Applicant reports that parking demand for the school itself is relatively low and that temporary loss of parking for the modular building will not be a concern.

Loading/unloading for the use is and will continue to occur from the on-site parking areas. Waste collection for the use is currently handled through a shared dumpster on the Augusta Heights Baptist Church campus. This agreement may continue or a new facility may be needed. The Applicant indicates that if a new facility is needed, a new service area could be evaluated at the 109 Old Augusta Road portion of the campus. No substantial adverse impacts are anticipated regarding delivery, parking, loading, and odors.

Traffic generation and driveway access are not listed as part of the adverse impact criteria and are generally outside of the Board's scope of review; however, excess traffic from the use could be interpreted as a nuisance. Augusta Street is maintained by SCDOT, while Old Augusta Road is a city-maintained road. A traffic study will not be required under the current phase, but a study will be required as the student body expands. The Applicant indicates that there have not been any notably traffic issues during pickup (before 8:30 a.m.) and drop-off (before/after 2:30 p.m.) hours but will continue measures to ensure traffic does not block public roads or access to neighboring properties. Traffic Engineering staff confirmed there have not been any identified issues since opening in 2025, however comments from Traffic Engineering staff indicate that the site and internal circulation plan require further refinement to ensure code compliance (see the Comments and Conditions section at the end of this report).

No vibration is expected from the use. An outdoor playground for the school is existing. Noise from the use should be minimal. With the appropriate conditions, no substantial adverse noise and vibration impacts are anticipated nor is the use anticipated to create a public nuisance.

Staff finds, with appropriate conditions, the use and its design will not have substantial adverse impacts.

Staff Comments and Conditions

Planning

Comments and Conditions:

The modular building as shown does not comply with the required minimum building setbacks. The site plan will need to be revised to achieve code compliance.

The conversion of the former dwelling into school office space will trigger compliance with 'major change of use' standards in the Development Code.

The existing playground must be incorporated into the site plan and evaluated for code compliance during administrative plan review.

City Engineer

Comments and Conditions:

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer

Comments:

No comments.

Environmental Engineer

Comments:

No comments.

Traffic Engineer

Comments and Conditions:

Further coordination with the city's Traffic Engineering Division is needed. The following questions shall be adequately answered and addressed during administrative plan review if the use is approved:

The proposed parking layout surrounding the modular building is poor. The ability for drivers to access the new parking spaces is questionable, depending on the direction they are driving.

Conflicts between drivers backing from the angled spaces along the church are expected.

Original Comments (06/06/2025):

Is the proposed parking at the front of the building intended for parents to park while dropping off and picking up their children? Or is the drop-off line going to be continuous flow, with children getting out of the vehicles on their own?

Lack of visibility between vehicles backing out of the angled parking spaces and vehicles coming around the building in the driveway will be problematic.

What steps will be taken by the school to prevent queuing onto Augusta Street?

The exit onto Old Augusta Rd. conflicts with the 3-way stop at the intersection with Beck Avenue. How will the resulting on-site queuing be addressed? Visibility will be severely compromised, especially for those drivers wishing to turn left.

Is it possible to reverse the direction of traffic flow, with drivers entering via northbound Old Augusta Rd. and exiting with a right turn only onto Augusta Street?

Fire Department

Comments and Conditions:

As portables are laid out, ensure that emergency vehicles have access to the set up and that buildings are within the 150-foot hose pull requirement.

**SPECIAL EXCEPTION PERMIT
CITY OF GREENVILLE, SOUTH CAROLINA**

*A copy of this permit must be kept on premises at all times, available to City inspectors.
For more information, contact the Planning and Development office at 131 Falls Street Suite 201, 864.467.4476.*

Property Location: **3018 AUGUSTA ST;** **021100-01-00400;**
105 OLD AUGUSTA RD TM#: **021100-01-00501**
Permit Number **S 25-380**

Applicant Information

**ATTN: MICHAEL SHORT
KING'S CLASSICAL SCHOOL**

Owner Information

AUGUSTA HEIGHTS BAPTIST CHURCH

This Special Exception Permit (**S 25-380**) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code (Greenville Development Code), Section 19-3.2.1., *Permitted Use Table*, Division 19-3.4., *Use Standards*, Division 19-3.5., *Accessory Uses and Structures*, and Section 19-6.2.15., *Quasi-Judicial Review*:

'SCHOOL' USE

Conditions:

1. Operation of the facility shall be limited to a 'school' use, as defined by this Code, serving grades K5 through 5th and shall substantially conform to the statements of the applicant and the content of the application. Modification of the facility's operation shall require the applicant to seek a modification of the special exception permit.
2. A Type A transition screen designed in compliance with Division 19-4.8. of the Greenville Development Code shall be provided along the property line with 109 Old Augusta Road (TM# 021100-01-00500).
3. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

ISSUED DATE: 6/23/2025

**LAPSE DATE OF SPECIAL EXCEPTION PERMIT: 6/12/2027
UNLESS SPECIAL EXCEPTION IS VESTED PURSUANT TO
SECTION 19-6.2.1.F. OF THE CODE OF ORDINANCES OF THE
CITY OF GREENVILLE.**



**Ross Zelenske
SENIOR DEVELOPMENT PLANNER
LIAISON TO THE BOARD OF ZONING APPEALS
CITY OF GREENVILLE
P.O. BOX 2207
GREENVILLE, SC 29602
planning@greenvillesc.gov**



**Planning Staff Report to
Board of Zoning Appeals
June 6, 2025**
for the June 12, 2025 Public Hearing

Docket Number:	S 25-380
Applicant:	King's Classical School (Michael Short)
Property Owner:	Augusta Heights Baptist Church
Property Location:	3018 Augusta Street and 105 Old Augusta Road
Tax Map Numbers:	021100-01-00400, 021100-01-00501
Acreage:	4.04
Zoning:	MX-2, Mixed Use 2 District and RH-C, Residential House C District
Proposal:	SPECIAL EXCEPTION to operate a 'School' use

Applicable Sections of the City of Greenville Code of Ordinances:

<i>Sec. 19-6.2.15.A.</i>	<i>Quasi-Judicial Review/Applicability</i>
<i>Sec. 19-6.2.15.D.2.</i>	<i>Special Exception Permit</i>

Staff Recommendation: Approve with conditions

Staff concludes that the Application complies with the standards to grant a Special Exception Permit for a 'School' use. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. Operation of the facility shall be limited to a 'school' use, as defined by this Code, and shall substantially conform to the statements of the applicant and the content of the application. Modification of the facility's operation (including expansion of student count) shall require the applicant to seek a modification of the special exception permit.
2. A Type A transition screen designed in compliance with Division 19-4.8. of the Greenville Development Code shall be provided along the property line with 109 Old Augusta Road (TM# 021100-01-00500).
3. The Applicant shall address the comments and conditions from the city's Traffic Engineering Division. All requirements from the city's Engineering Services Department and SCDOT must be addressed prior to operation.
4. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Staff Analysis:

The Applicant, King's Classical School, requests special exception approval to operate a 'School' use at 3018 Augusta Street near the Pleasant Valley neighborhood.

Although the use of 'school' is permitted by right in MX-2 district, the use is only permitted by special exception in the RH-C district.

S 25-380
3018 Augusta Street

The subject property is the campus of the Augusta Heights Baptist Church. The site features an existing sanctuary building, offices, classrooms, a gymnasium, and garden. The church will remain, but a subdivision of land splitting these facilities may occur.

A special exception permit, S 04-13, for Samaritan House of Greenville, a food pantry, was approved by the Board of Zoning Appeals in 2004 for the former building at 105 Old Augusta Road.

The school will be “King’s Classical School.” A private school with a curriculum that combines biblical teaching with the classical education model.

According to the Applicant, the school will serve grades K5 (kindergarten, age 5) through 2nd grade, with a vision to add at least one grade level each year. The school is expected to serve approximately 76 students and employ 18 staff.

The stated hours of operation will be:

- Monday through Friday 8:30 a.m. to 2:30 p.m.

Attendance at the monthly Project Preview Meeting was required as part of this application and was held in person at the Prisma Health Welcome Center at Unity Park on April 22, 2025. A summary of the meeting was provided by the Applicant as part of the application materials.

A Special Exception Permit shall be approved only upon finding that the Applicant demonstrates ***all*** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The GVL2040 Comprehensive Plan identifies the subject property in the ‘*Corridor Mixed-Use*’ classification as part of the future land use map but is functionally located in a transition between the ‘*Corridor Mixed-Use*’ and ‘*Sub-urban Residential*’ classifications. The property is also located within the ‘*Areas Suitable for Missing Middle Housing*’ classification.

Corridors are the major streets that connect nodes to each other, to Greenville’s traditional neighborhoods, and to established nodes such as downtown Greenville. They are designed to safely support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

Land in the *Sub-urban Residential* classification is largely comprised of single-family homes with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes.

Areas Suitable for Missing Middle Housing are suitable for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County. The identified areas are 5 minute / ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/ institutional facilities.

The proposed school use aligns with the complementary uses listed in the *Sub-urban Residential* classification and is compatible with the various commercial uses in the *Corridor Mixed-Use*.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

The Greenville Development Code does not have use specific standards for a school use.

The proposed school and site modifications would need to comply with the general development standards. Changes from the proposed layout may be required during administrative plan review.

Staff finds the use complies with the use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

The zoning districts and land uses of adjacent property is as follows:

East:	General food and beverage (MX-2, Mixed Use 2)
North:	Single unit living and general food/beverage (RH-C, House C and MX-2)
West:	Single unit living (RH-C)
South:	Single unit living and multi-unit living (RH-C and MX-2)

The property is located near Pleasant Valley and is split zoned MX-2 and RH-C. The subject property features multiple one- and two-story buildings as well as a concealed cell tower. The school will use three of these buildings.

Surrounding properties are zoned RH-C and MX-2, offering a variety of uses including but not limited to retail, restaurants, and offices. Residential uses near the school are located to the sides and rear, including single family residences off Old Augusta Road and the Augusta Heights Apartments.

Two public schools, Blythe Academy of Languages and Hughes Academy of Science and Technology as well as a private school, The Chandler School, are located in the vicinity of the property.

With the appropriate conditions, the use is not anticipated to create a conflict with neighboring uses.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The proposed use will use existing buildings. No changes are proposed on the exterior of the buildings. The site will be modified to account for parking and provide a playground for the new use. The playground area will abut a nearby residence. Fencing around the playground is planned and will need to comply with fence design and height limitations. The Applicant indicated a willingness to screen the new playground, if warranted by the Board. No adverse visual impacts are anticipated from the use.

Off-street parking for the use will come from the existing parking areas on-site. The parking lot will be redesigned for the proposed use. New site modifications will be required to comply with the city's parking and landscaping requirements.

Loading/unloading for the use is expected to occur from the on-site parking areas. Trash collection was not accounted for. An existing dumpster on-site may be used, otherwise a new facility will be needed. No adverse impacts are anticipated regarding delivery, parking, loading, and odors.

Traffic generation and driveway access are not listed as part of the adverse impact criteria and are generally outside of the Board's scope of review; however, excess traffic from the use could be interpreted as a nuisance. Augusta Street is maintained by SCDOT, while Old Augusta Road is a city-maintained road. The Applicant has begun coordinating pickup/drop-off for the use with the City of Greenville Traffic Engineering Division and the South Carolina Department of Transportation. A traffic

study warrant form has been submitted to the city according to the city's Traffic Engineering Division. Traffic Engineering staff will determine if a traffic study will be required based on information provided in the form. Traffic Engineering staff have asked the Applicant and their engineer to address questions based on the concept plan (see Comments and Conditions at end of the staff report). As part of the application narrative, the Applicant indicated that they do not anticipate backups during pickup (before 8:30 a.m.) and drop-off (before/after 2:30 p.m.) hours but would take measures to ensure traffic does not block public roads or access to neighboring properties. Initial comments from Traffic Engineering staff indicate that changes to the site and internal circulation plan will be required to ensure that does not occur.

No vibration is expected from the use. Noise from the use should be minimal.

With the appropriate conditions, no substantial adverse noise and vibration impacts are anticipated nor is the use anticipated to create a public nuisance.

Staff finds, with appropriate conditions, the use and its design will not have substantial adverse impacts.

Staff Comments and Conditions

City Engineer

Comments:

No comments at time of staff report posting.

Civil Engineer

Comments:

The property's street frontages shall be evaluated for compliance with city's sidewalk standards. Existing sidewalk along Augusta Street may require improvements or replacement. New sidewalk along Old Augusta Road may be required based on the scope of work.

Environmental Engineer

Comments:

No comments.

Traffic Engineer

Comments and Conditions:

Further coordination with the city's Traffic Engineering Division is needed. The following questions shall be adequately answered and addressed during administrative plan review if the use is approved:

Is the proposed parking at the front of the building intended for parents to park while dropping off and picking up their children? Or is the drop-off line going to be continuous flow, with children getting out of the vehicles on their own?

Lack of visibility between vehicles backing out of the angled parking spaces and vehicles coming around the building in the driveway will be problematic.

What steps will be taken by the school to prevent queuing onto Augusta Street?

S 25-380
3018 Augusta Street

The exit onto Old Augusta Rd. conflicts with the 3-way stop at the intersection with Beck Avenue. How will the resulting on-site queuing be addressed? Visibility will be severely compromised, especially for those drivers wishing to turn left.

Is it possible to reverse the direction of traffic flow, with drivers entering via northbound Old Augusta Rd. and exiting with a right turn only onto Augusta Street?

Fire Department

Comments:

No comments.



APPLICATION FOR SPECIAL EXCEPTION

Contact Planning & Development (864) 467-4476 or 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 AGENT¹:

Name	Title / Organization
Phone	Email

(¹Optional Field- includes project architects, engineers, attorneys, representatives, etc.)

PROPERTY INFORMATION

STREET ADDRESS: 3030 Augusta St and 109 Old Augusta St

TAX PARCEL #: 0211000100500 and 0211000100501 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 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.
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.
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:

4/7/2026

PROPERTY OWNER SIGNATURE

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:

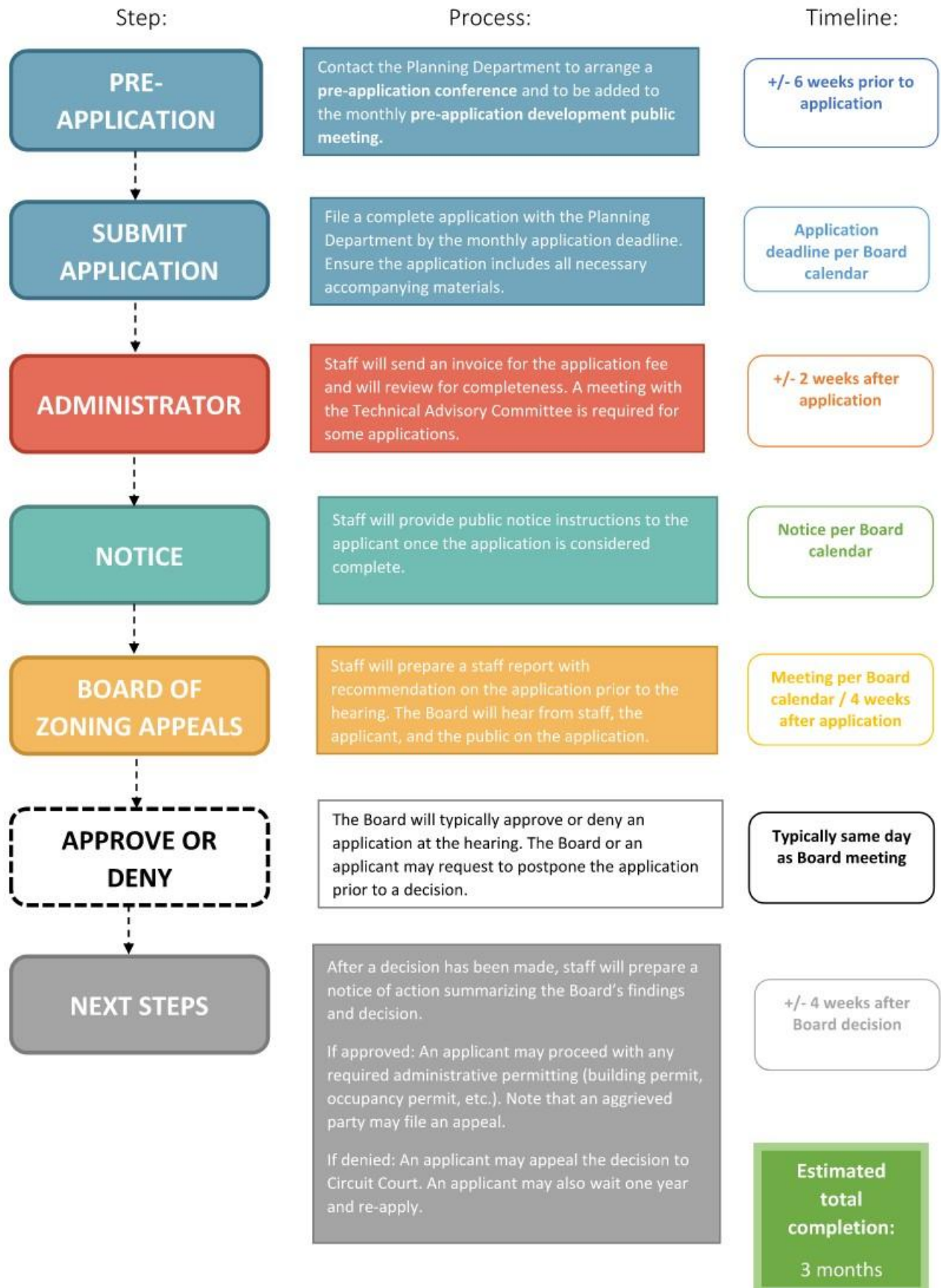
1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

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

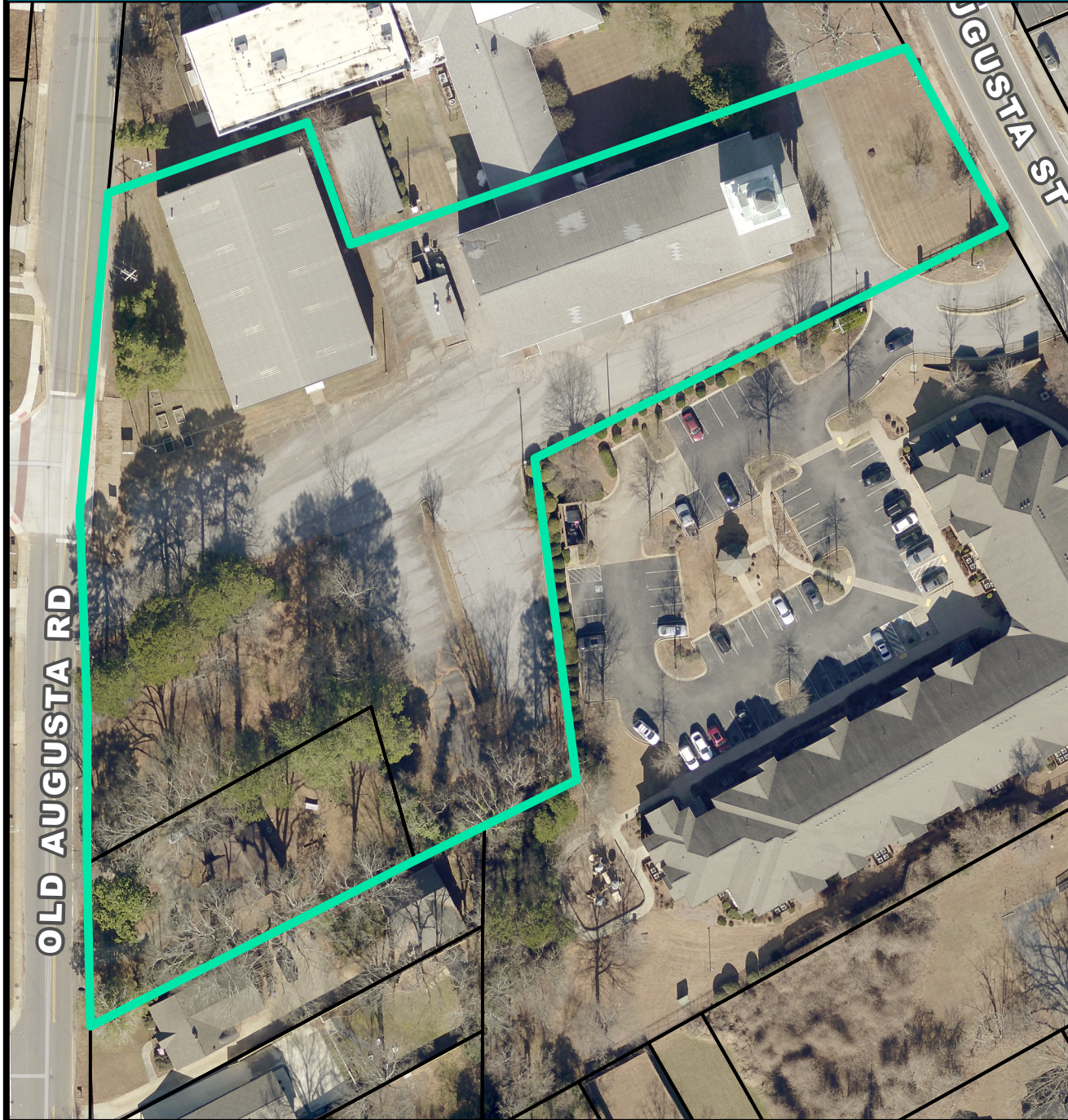


1. Describe the ways in which the proposed special exception is consistent with the Comprehensive Plan.
 - a. The comprehensive plan shows that this area is blend of Corridor Mixed-Use and Suburban Residential. The special exception is needed to bring 109 Old Augusta that is zoned RH-C into compliance 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.

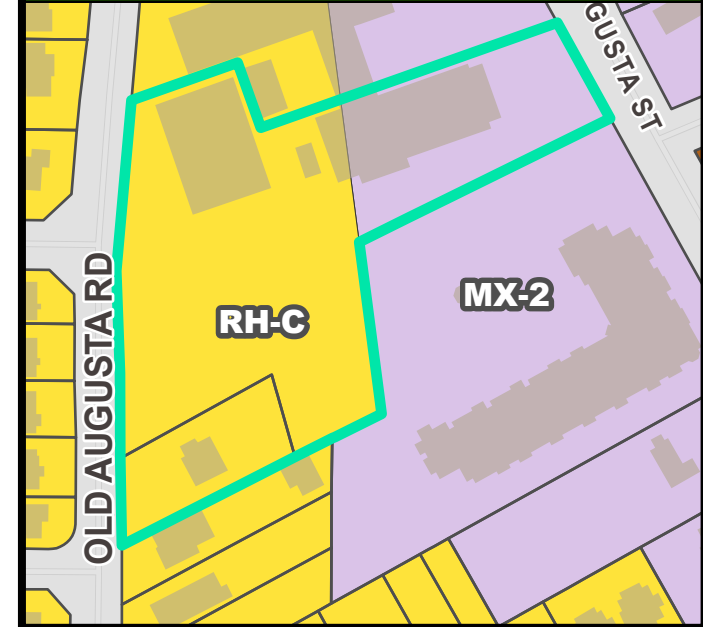
f. Vibration: No vibration issues will be created.

S 25-380M • 3030 AUGUSTA ST

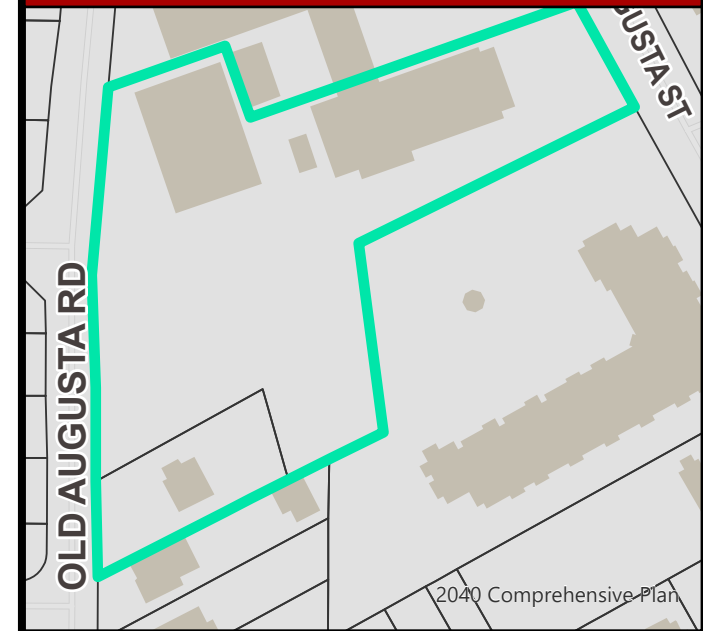
AERIAL VIEW



CURRENT ZONING

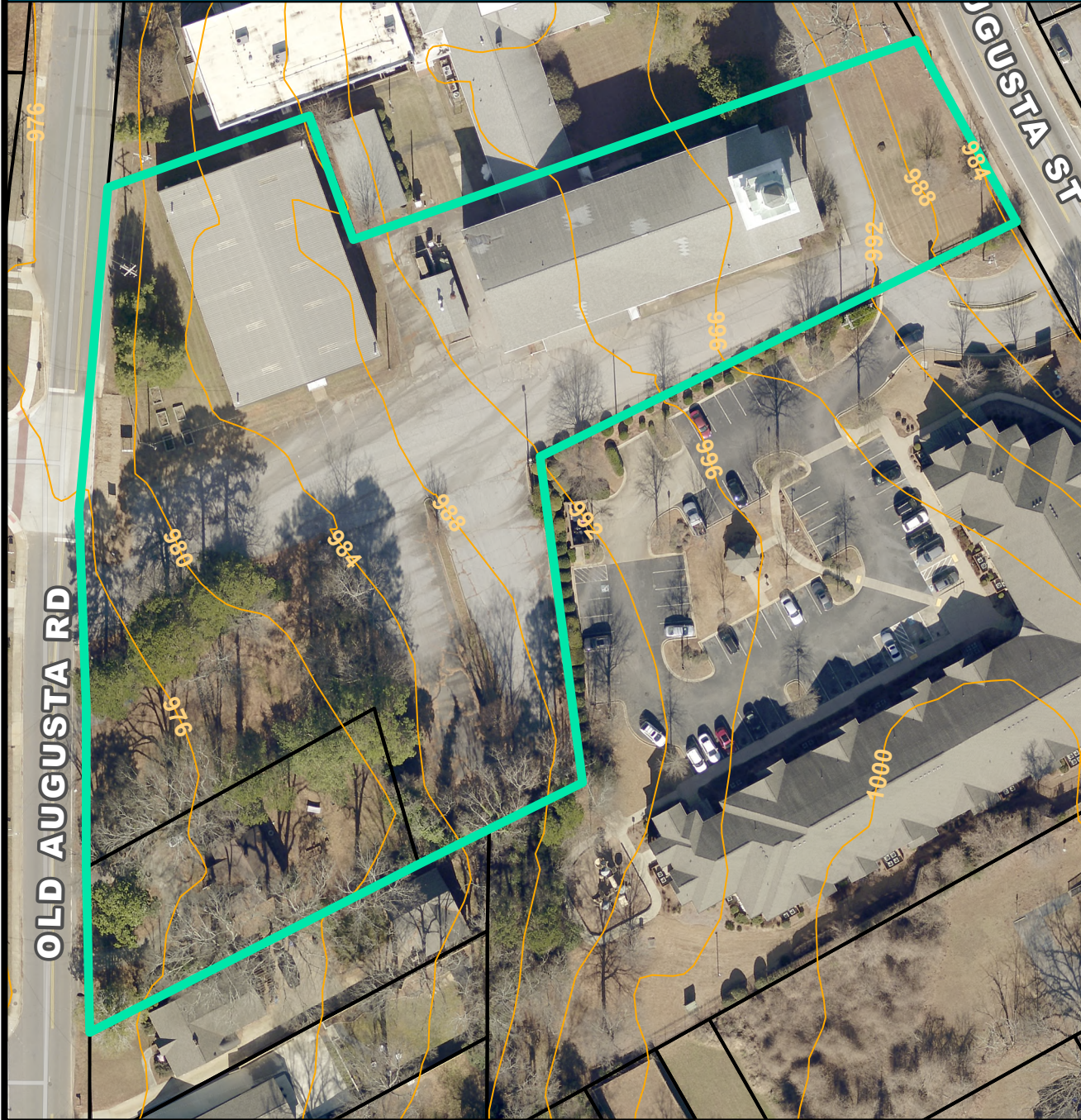


FUTURE LAND USE

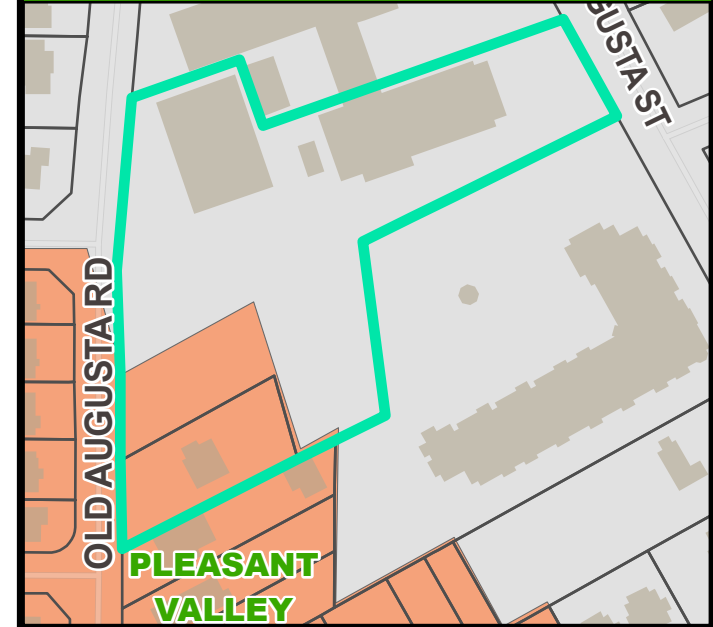


S 25-380M • 3030 AUGUSTA ST

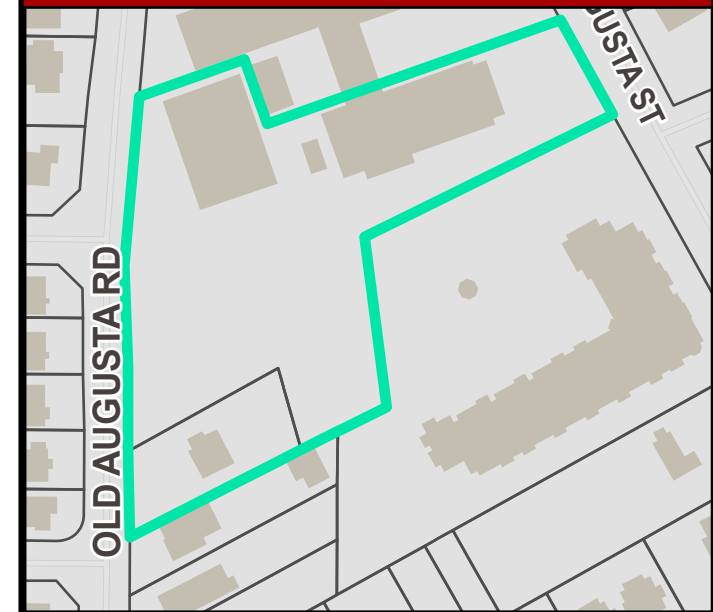
NATURAL / ENVIRONMENTAL FEATURES

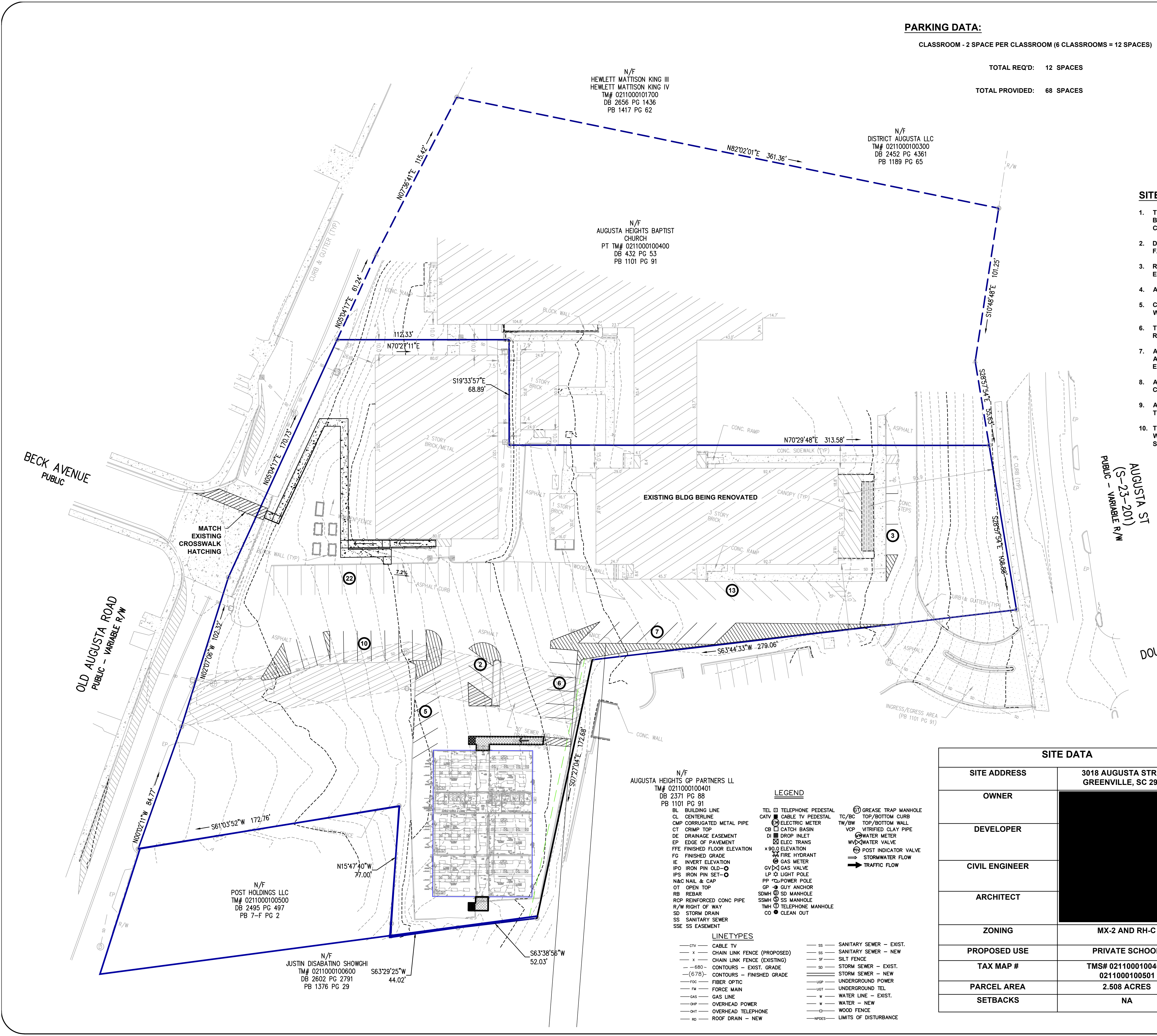


SPECIAL EMPHASIS NEIGHBORHOODS



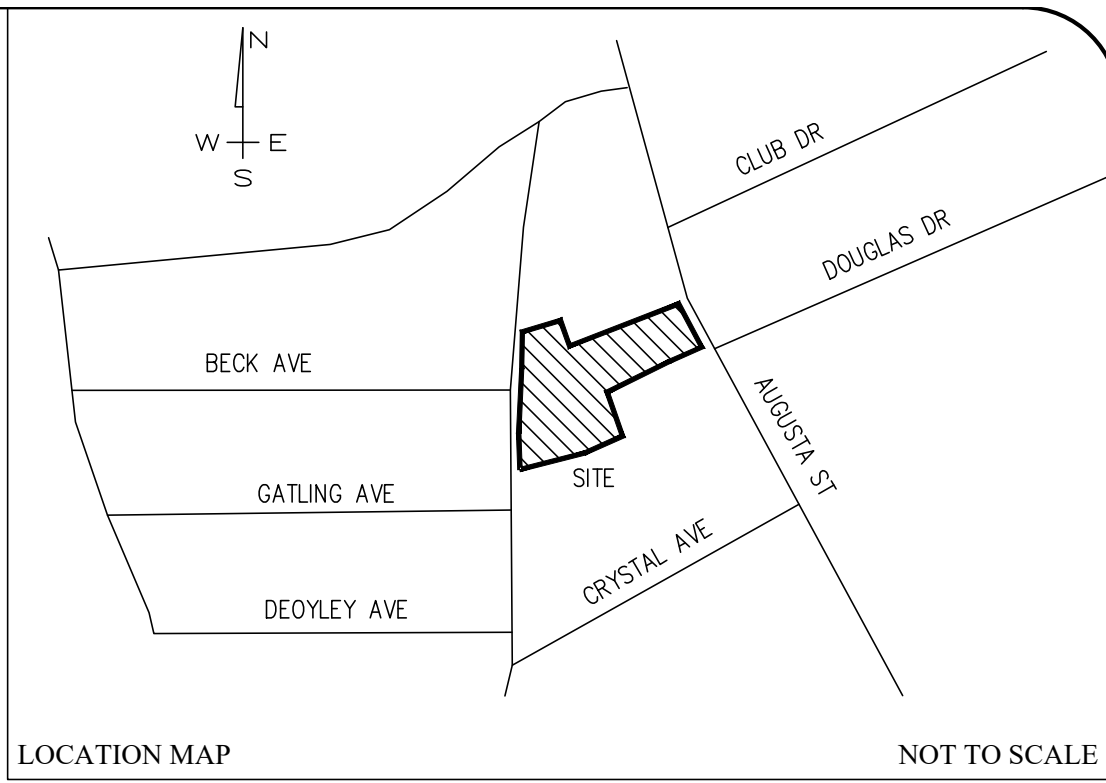
PRESERVATION OVERLAYS





PARKING DATA:

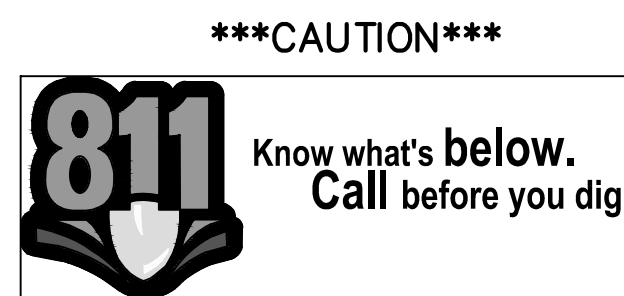
CLASSROOM - 2 SPACE PER CLASSROOM (6 CLASSROOMS = 12 SPACES)	
TOTAL REQ'D:	12 SPACES
TOTAL PROVIDED:	68 SPACES



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.

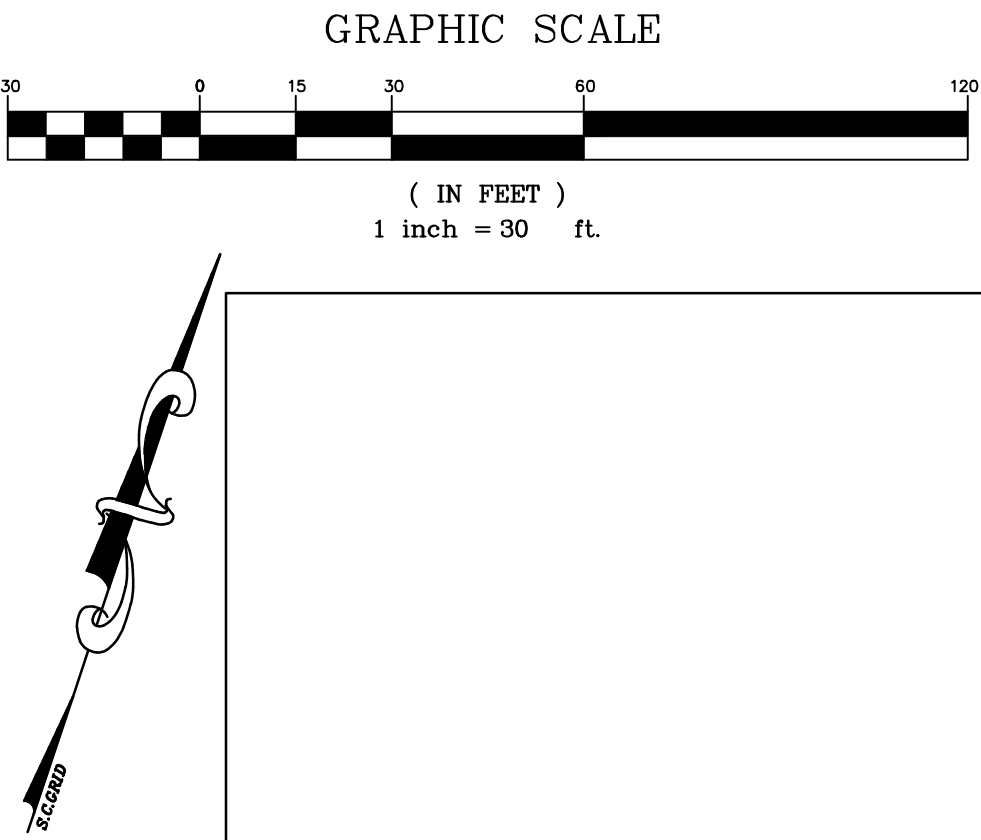
DOUGLAS DRIVE
PUBLIC



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	
DEVELOPER	
CIVIL ENGINEER	
ARCHITECT	
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 | ☐ GREASE TRAP MANHOLE |
| CATV ☐ CABLE TV PEDESTAL | TC/BC TOP/BOTTOM CURB |
| EM ☐ ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
| CB ☐ CATCH BASIN | VCP VITRIFIED CLAY PIPE |
| DI ☐ DROP INLET | WM WATER METER |
| ☐ ELEC TRANS | WV WATER VALVE |
| × 90.0 ELEVATION | ☐ POST INDICATOR VALVE |
| FFG FINISHED GRADE | ☐ STORMWATER FLOW |
| IE INVERT ELEVATION | → TRAFFIC FLOW |
| IPO IRON PIN OLD-☐ | |
| IPS IRON PIN SET-☐ | |
| M&C NAIL & CAP | |
| OT OPEN TOP | |
| RB REBAR | |
| RCP REINFORCED CONC PIPE | |
| R/W RIGHT OF WAY | |
| SD STORM DRAIN | |
| SS SANITARY SEWER | |
| SSE SS EASEMENT | |
- LINETYPES**
- | | |
|-----------------------------------|------------------------------|
| — CTV CABLE TV | — SS SANITARY SEWER - EXIST. |
| — X CHAIN LINK FENCE (PROPOSED) | — SS SANITARY SEWER - NEW |
| — X CHAIN LINK FENCE (EXISTING) | — SF SILT FENCE |
| — (676) CONTOURS - EXIST. GRADE | — SD STORM SEWER - EXIST. |
| — (676) CONTOURS - FINISHED GRADE | — SD STORM SEWER - NEW |
| — FOC FIBER OPTIC | — UGP UNDERGROUND POWER |
| — FM FORCE MAIN | — UGT UNDERGROUND TEL |
| — GAS GAS LINE | — W WATER LINE - EXIST. |
| — OHP OVERHEAD POWER | — W WATER - NEW |
| — OHT OVERHEAD TELEPHONE | — W WOOD FENCE |
| — RD ROOF DRAIN - NEW | — WPS LIMITS OF DISTURBANCE |



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

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

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No. 21280
S.C. REG. 21280

CERTIFICATE OF PROFESSIONAL SURVEYOR
No. C00172

KINGS CLASSICAL SCHOOL

CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

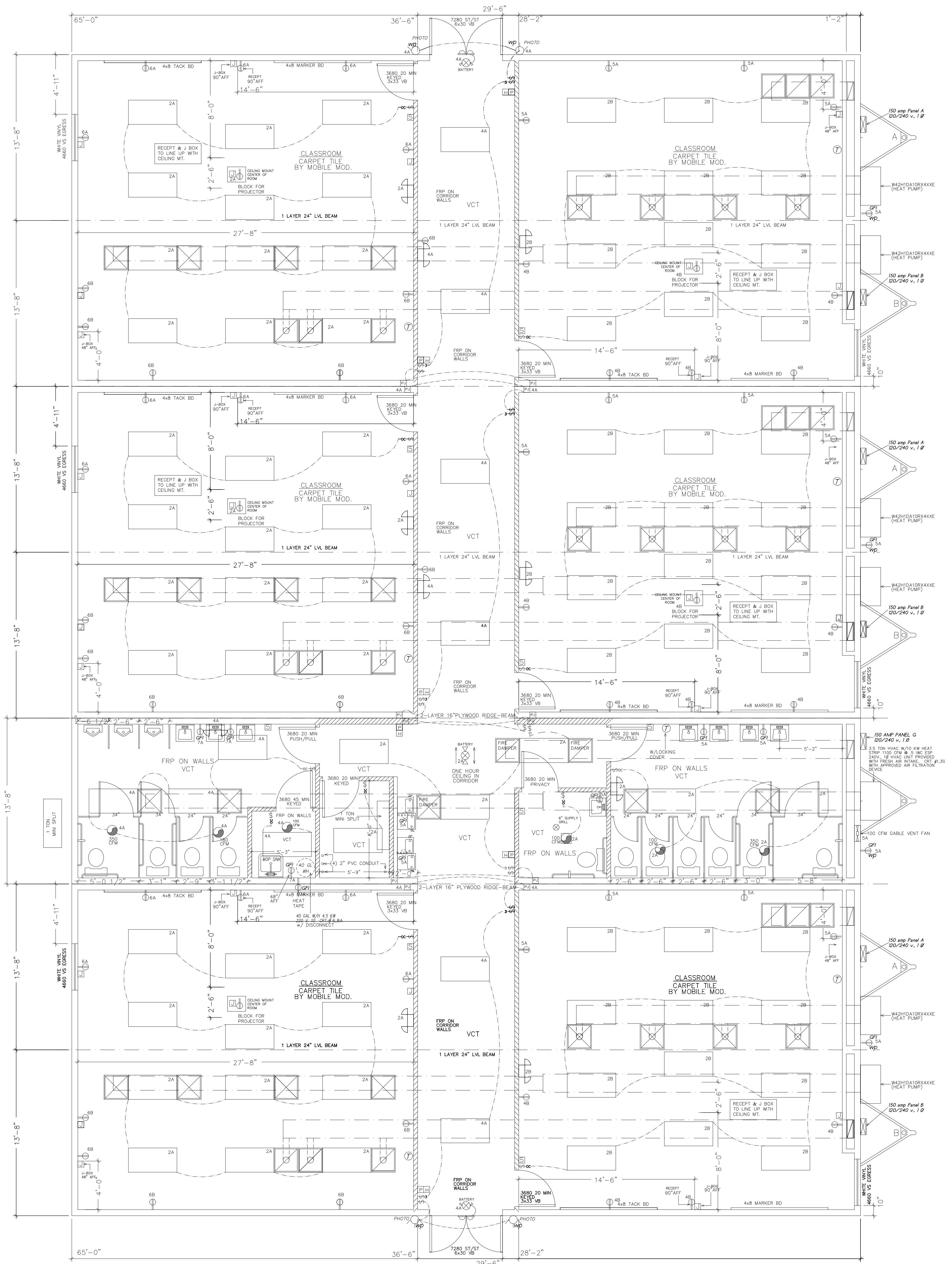
TMC DEVELOPMENT

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: 03/03/16

Mobile Modular's

CampusMaker ModPod[®]

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.

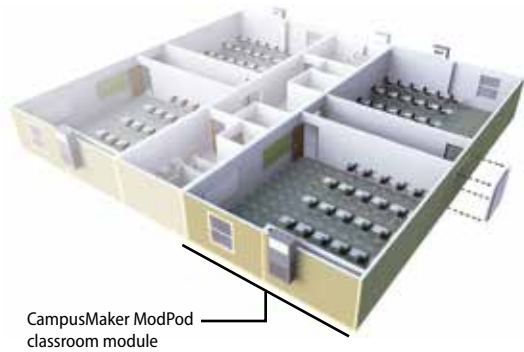
The above illustration depicts a six classroom CampusMaker ModPod complex, with a restroom module and integrated interior corridor. A CampusMaker ModPod classroom module is comprised of two classrooms (27'-0" x 28'-0")* with an egress corridor. Each classroom is approximately 790 sq. ft. and can accommodate 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

*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.

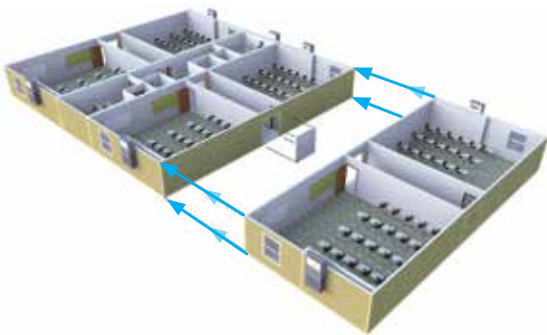
It's as easy as adding and subtracting.
Protected, Flexible and Environmentally Friendly.

Four classroom configuration.



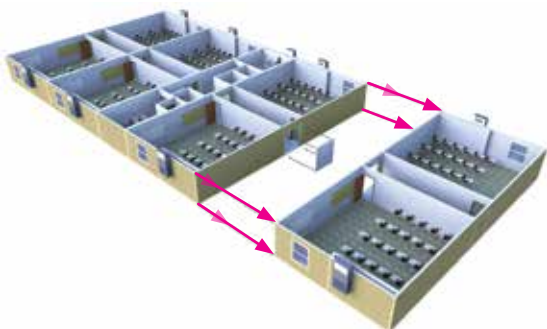
To adjust the size of the CampusMaker ModPod the two classroom module at either end can be detached and relocated to another site or school. Construction of a new exterior wall is not required as the wall and finishes are already in place. This feature minimizes the down time due to construction and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

CampusMaker ModPod sustainable options include:

- Passive shading devices
- UVC light for HVAC condenser cells
- CO₂ 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



PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

Contact Planning & Development (864) 467-4476 or 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: _____

*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: _____

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

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

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

*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 .

OVERALL TYPE OF FEEDBACK RECEIVED

*Select one: X 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