



Public Notice

Planning and Zoning

From: Planning and Development Staff
Subject: Upcoming Applications for the Board of Zoning Appeals
Date: August 30, 2023

Meeting Location

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on **Thursday, September 14, 2023 at 4:00 PM** at Greenville City Hall, Council Chambers, 10th Floor at **206 South Main Street**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on **Thursday, September 14, 2023 at 4:00 PM**, for the purpose of considering the following Applications:

NEW BUSINESS

A. S 23-525

Application by Duncan Chapel – TR LLC (Michael Redmon) for a **SPECIAL EXCEPTION** to establish a 'Restaurant, with drive-through' use in a C-2, Local Commercial district at **3227 AUGUSTA ST** (TM# 021100-06-03100) [Vested under Land Management Ordinance]

Documents: [Public Notice Posting](#)

B. S 23-602

Application by KEEL Concepts (Melissa Hill Threatt) on behalf of Howard Dozier dba Neat Bourbon Bar for a **SPECIAL EXCEPTION** to expand a 'Bar' use operating after midnight in an MXS-D, Shopfront Downtown district at **109 N MAIN ST STE B** (TM# 000100-01-00700)

Documents: [Public Notice Posting](#)

C. S 23-616

Application by BL Companies (Lee Bakely) on behalf of Whataburger Restaurants, LLC (Anita Thomas) for a **SPECIAL EXCEPTION** to operate a 'General food and beverage (up to 6,000 SF) with accessory drive-thru' use after midnight in an MX-2, Mixed Use 2 district at **1601 LAURENS RD** (TM# 025700-08-00101)

Documents: [Public Notice Posting](#)

Documents relating to these applications are available for review online at www.greenvillesc.gov/bza. You may contact the Planning & Development Office at (864) 467-4476 for more information.

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

Written comments should be received by 5:00 p.m. on the Monday before the hearing to allow the Board reasonable time to review. Comments received after 5:00 p.m. Monday will continue to be forwarded to the Board until 12:00 p.m. Thursday. Comments after that time should be made at the public hearing. Please reference the application number and include your name and address on all correspondence. All written comments will be made part of the public record.

The criteria for the Board's decision are established in the Greenville Development Code (Chapter 19 of the City Code). A staff report will provide an analysis of the Applicant's request with regard to its context, any related City plans and ordinances, and the specific decision criteria. Staff will present its conclusion to the Board on whether the request satisfies the criteria and may recommend stipulations to the Board for its consideration in granting the request. The criteria for granting Special Exceptions and Variances may be found in Section 19-6.2.15.D., respectively (Code of Ordinances, www.greenvillesc.gov).

The Board will usually vote to grant or deny an application immediately after it considers the evidence and public testimony; however, it may decide to continue the hearing or postpone deliberation to a future date. After the Board votes to grant or deny an application, Staff will prepare a written decision for mailing to the Applicant. Anyone having a substantial interest affected by the decision may appeal to the Greenville County Circuit Court within thirty (30) days of the mailing of the decision.